



Connells

Woodfield Drive
Norton Canes, Cannock

Woodfield Drive Norton Canes, Cannock, WS11 9SR

for sale offers over
£350,000



Ground Floor

Entrance Porch

Having a double glazed front entrance door and door to hallway

Hallway

Having carpeted flooring, two ceiling light points, radiator, storage cupboard, stairs to first floor and doors to kitchen, dining room and WC

Lounge

17' 1" x 12' 6" (5.21m x 3.81m)

Having a double glazed window to the front aspect, ceiling light point, fireplace, carpeted flooring and door to hallway

Dining Room

13' 1" x 7' 7" (3.99m x 2.31m)

Having double glazed sliding doors to the conservatory, radiator, ceiling light point and carpeted flooring

Conservatory

Having double glazed windows and doors to the rear, radiator, ceiling fan light and tiled flooring

Kitchen

16' x 9' 10" (4.88m x 3.00m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, tiled splash-backs, ceiling light point, spotlights, tiled flooring and a double glazed window to the rear aspect

W.C

Having a double glazed window to the side aspect, WC, wash hand basin, part tiled walls, ceiling light point, extractor fan and tiled flooring

Utility

10' x 7' 7" (3.05m x 2.31m)

Having plumbing for utility purposes, space for appliances, ceiling light point, tiled flooring and door to garage

First Floor

Landing

Bedroom 1

14' 1" x 9' 6" (4.29m x 2.90m)

Having a double glazed window to the front aspect, radiator, ceiling light point, carpeted flooring and door to storage room leading to the en-suite

Store

5' 11" x 5' 7" (1.80m x 1.70m)

Ample storage leading to en-suite

En-Suite

Having a double glazed window to the side aspect, WC, wash hand basin, shower cubicle, ceiling light point and tiled flooring

Bedroom 2

12' 10" x 9' 6" (3.91m x 2.90m)

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bedroom 3

11' 2" x 9' 6" (3.40m x 2.90m)

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Outside

Front

Having a brick paved driveway suitable for multiple vehicles, gated side access to the rear garden and access to the garage via up & over door

Rear

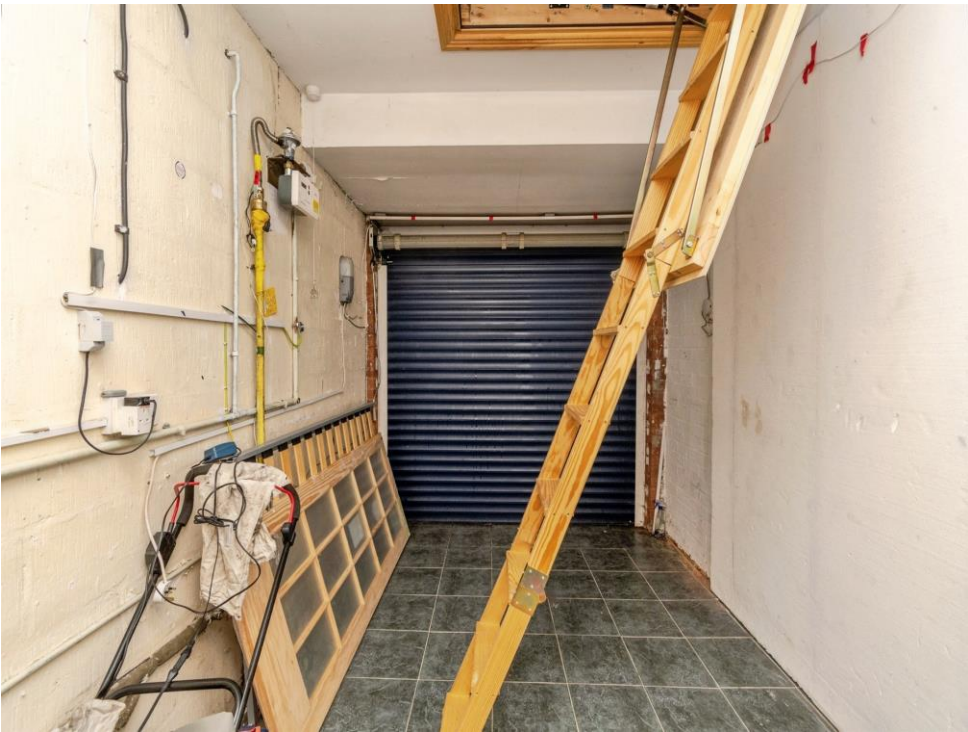
Having a brick paved patio area, paved pathway to lawn, a variety a shrubs and bushes and gated side access to the front

Garage

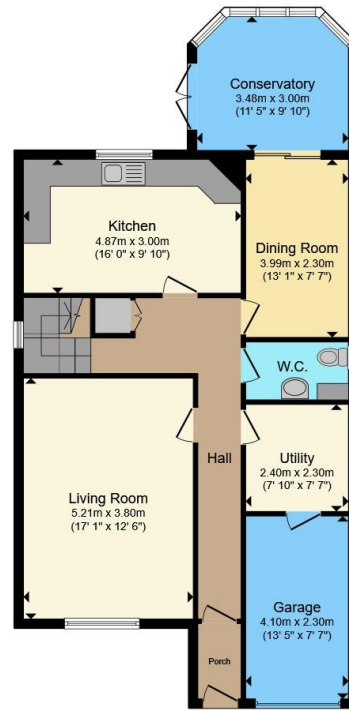
13' 5" x 7' 7" (4.09m x 2.31m)

Having up & over door and internal access to the utility leading to the hallway









Ground Floor



First Floor

Total floor area 147.9 m² (1,592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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10-12 Wolverhampton Road
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: CNK108651 - 0001