



**Connells**

Avon Road  
Cannock



### Ground Floor

#### Entrance Porch

Having a double glazed front entrance door, double glazed windows, tiled flooring and door to hallway

#### Entrance Hallway

Having storage cupboard, carpeted flooring, radiator, ceiling light point and doors to:

#### Lounge

Having two double glazed windows, fireplace, radiators and carpeted flooring

#### Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, plumbing, space for appliances, radiator, ceiling light point, pantry, tiled flooring, double glazed window to the rear aspect and door to lean to for access to the rear garden

#### Lean To:

Having ample storage space and doors to front and rear garden



## First Floor

### Landing

Having a double glazed window, loft hatch, ceiling light point, carpeted flooring doors to bedrooms and bathroom

### Bedroom 1

Having a double glazed window, storage cupboard, radiator, ceiling light point and carpeted flooring

### Bedroom 2

Having a double glazed window, radiator, ceiling light point and carpeted flooring

### Bathroom

Having a double glazed window, WC, wash hand basin, bath with shower over, heated towel rail, ceiling light point and tiled flooring

## Outside

### Front

Having a paved driveway suitable for multiple vehicles, lawn area and "through" access to the rear garden via lean to

### Rear

Having a paved patio area, lawn and a variety of shrubs

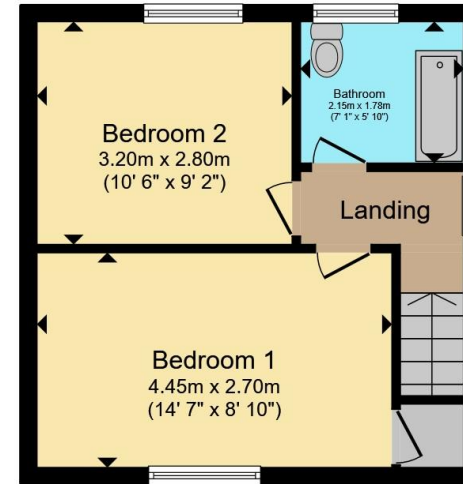








**Ground Floor**



**First Floor**

Total floor area 81.2 m<sup>2</sup> (874 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](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

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Property Ref: CNK108792 - 0001