



**Connells**

Dartmouth Avenue  
Cannock



### Ground Floor

#### Entrance Hall

Having a wooden front entrance door, laminate flooring, ceiling light point, stairs to first floor, doors to living and dining rooms.

#### Living Room

10' 4" x 13' 1" max ( 3.15m x 3.99m max )

Having laminate flooring, ceiling light point, two wall lights, radiator, double glazed window to the front aspect, double glazed french doors to the rear aspect, door to kitchen.

#### Dining Room

11' 1" x 9' 8" max ( 3.38m x 2.95m max )

Having laminate flooring, ceiling light point, double glazed window to the front aspect, radiator, door to kitchen.

#### Kitchen

15' 7" x 8' ( 4.75m x 2.44m )

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, double sink with drainer, integrated oven with induction hob above, extractor hood, space and plumbing for multiple appliances, tiled splashbacks, ceiling light point, laminate flooring, two double glazed windows to the rear aspect, door to the rear aspect, door to living room and dining room, door to storage cupboard.



## First Floor

### Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and bathroom, loft hatch access, door to storage cupboard.

### Bedroom 1

11' 9" x 11' 4" max ( 3.58m x 3.45m max )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect.

### Bedroom 2

10' 5" x 9' max ( 3.17m x 2.74m max )

Having carpeted flooring, ceiling light point, radiator, storage cupboard, double glazed window to the front aspect.

### Bedroom 3

8' 3" x 9' 3" ( 2.51m x 2.82m )

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

### Bathroom

Having a hand wash basin with storage below, stand alone bathtub, walk in shower cubicle with glass shower screen and shower above, fully tiled walls, heated towel radiator, double glazed window to the rear aspect, ceiling light point.

### WC

Having a WC, vinyl flooring, ceiling light point.

### Outside

### Garage

7' 8" x 16' 4" ( 2.34m x 4.98m )

Having an up and over door and a side door accessible via the garden.

### Front

Having a front garden area and driveway parking suitable for multiple vehicles with side access to the garage and garden.

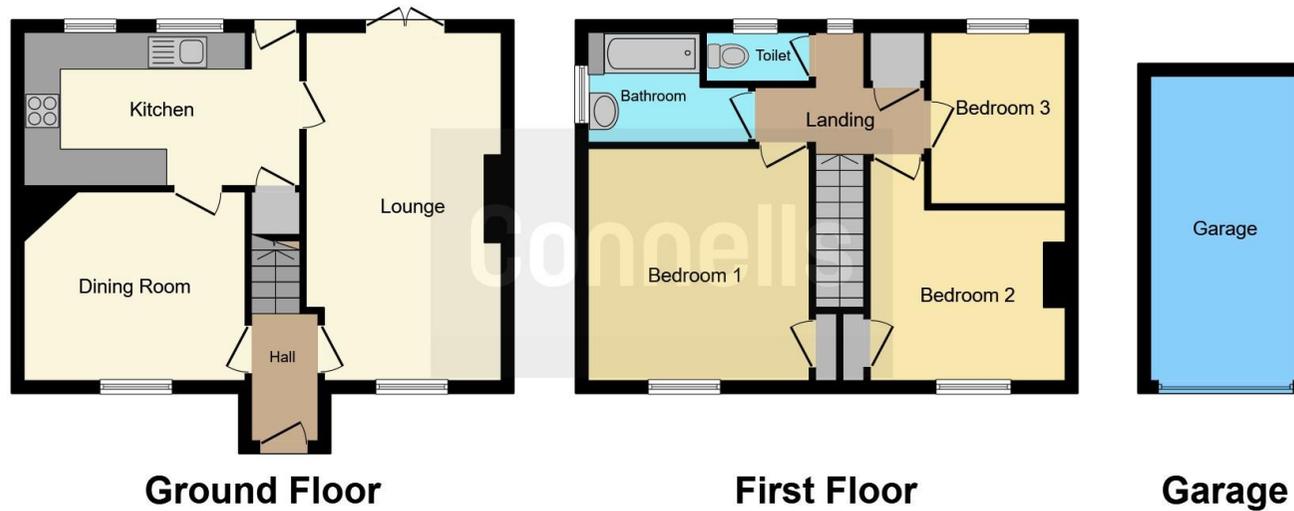
### Rear

Having a patio area and large laid to lawn area with seating area to the rear of the garden with a pergola and side door access to the garage.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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