



Connells

Hobby Way
Cannock



Ground Floor

Hallway

Having a double glazed front entrance door, radiator, ceiling light point, laminate flooring, storage cupboard, stairs to first floor and doors to kitchen, lounge and WC

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated oven with gas hobs and extractor fan over, tiled splash-backs, plumbing for the washing machine, space for appliances, ceiling light point, tiled flooring and a double glazed window to the front aspect

Living Room

Having double glazed bay window doors opening out to the rear garden, radiator, ceiling light point and laminate flooring

W.C

Having a double glazed window to the front aspect, WC, wash hand basin, tiled splash-backs, radiator, ceiling light point and laminate flooring

First Floor

Landing

Having carpeted flooring, ceiling light point, storage cupboard, doors to bedrooms 2,3 and bathroom and stairs to second floor

Bedroom 2

Having a double glazed window to the front aspect, radiator, ceiling light point and laminate flooring

Bedroom 3

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

Bathroom

Having a WC, wash hand basin, tiled splash-backs, bath with shower over, part tiled walls, radiator, ceiling light point and vinyl flooring

Second Floor

Bedroom 1

Having a double glazed window to the front aspect, radiator, ceiling light point, laminate flooring, eaves storage space and door to en-suite

En-Suite

Having a double glazed window to the front aspect, WC, wash hand basin, tiled splash-backs, shower cubicle, part tiled walls, radiator, ceiling light point and vinyl flooring

Outside

Front

Having a paved pathway to the front entrance door, mature shrubs, tarmac driveway to the side, access to the garage and gated access to the rear garden

Rear

Having a paved patio area, lawn area and mature borders with a variety of trees, shrubs and floral displays

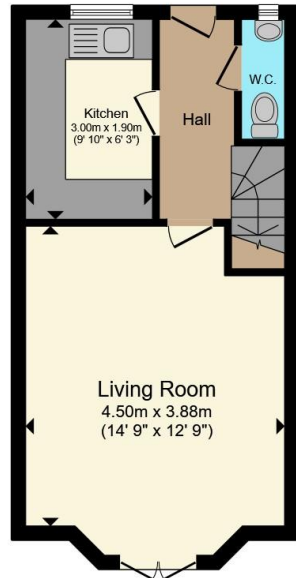
Garage

Having power, lighting and up & over door

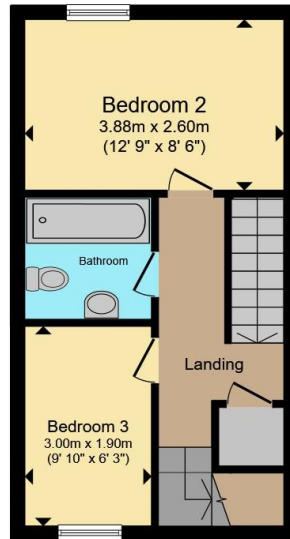




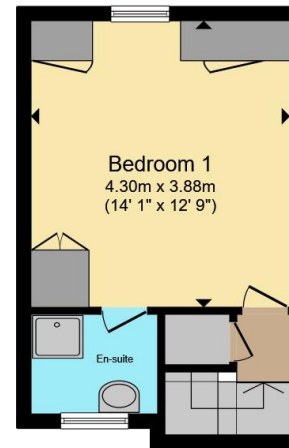




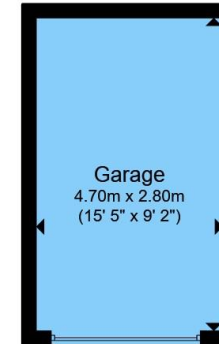
Ground Floor



First Floor



Second Floor



Garage

Total floor area 96.5 m² (1,039 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



To view this property please contact Connells on

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108887



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK108887 - 0001