



**Connells**

connells.co.uk 01543 500 923

**FOR SALE**

**Connells**

Broadway  
Hednesford, Cannock



### Ground Floor

#### Porch

Having a double glazed front entrance door, ceiling light point, carpeted flooring and door to lounge

#### Living Room

16' x 22' 4" ( 4.88m x 6.81m )

Having a double glazed window to the front aspect, two radiators, ceiling spotlights, laminate flooring, ample understairs storage space, stairs to the first floor and doors to guest WC, dining room and kitchen

#### Dining Room

7' 9" x 8' 7" ( 2.36m x 2.62m )

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

#### Kitchen

6' 6" x 8' 7" ( 1.98m x 2.62m )

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 stack, induction hob, extractor hood, plumbing for the dishwasher, space for appliances, tiled splash-backs, ceiling spotlights, laminate flooring, double glazed window to the rear aspect and double glazed door to the rear garden

#### Wet Room

Being a fully tiled room and having a WC, wash hand basin and shower



## First Floor

### Landing

Having carpeted flooring, ceiling spotlights, double glazed window to the side aspect and doors to bedrooms and bathroom

### Bedroom 1

9' 8" x 10' 11" ( 2.95m x 3.33m )

Having a double glazed window to the front aspect, radiator, ceiling spotlights and carpeted flooring

### Bedroom 2

7' 8" x 10' 9" ( 2.34m x 3.28m )

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

### Bedroom 3

8' x 7' 9" ( 2.44m x 2.36m )

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

### Bathroom

Having a WC, wash hand basin, bath with shower over, towel radiator, ceiling spotlights and tiled walls and flooring

## Outside

### Front

Having a block paved driveway suitable for multiple vehicles and side access to the rear garden

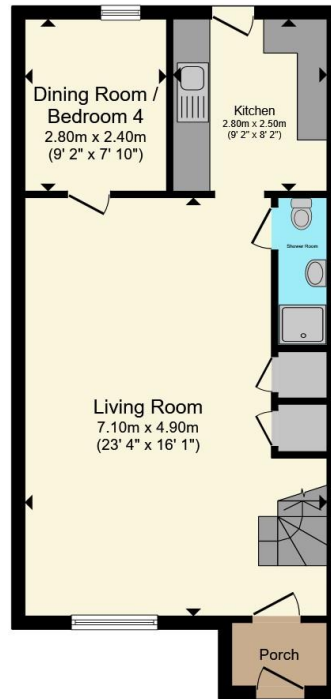
### Rear

Having a paved patio area and laid to lawn

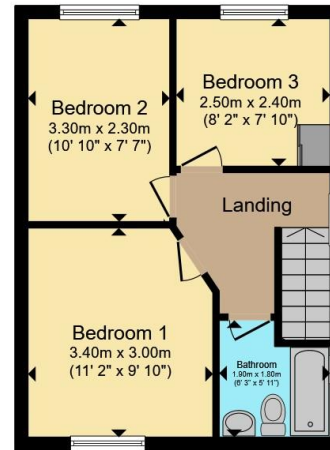








**Ground Floor**



**First Floor**

Total floor area 82.6 m<sup>2</sup> (889 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: D Council Tax Band: C

Tenure: Freehold

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