



Connells

Cambria Street
Cannock



Ground Floor

Hallway

Having a double glazed front entrance door, double glazed window to the side aspect, ceiling light point, tiled flooring, stairs to first floor and doors to kitchen and lounge

Living Room

Having double glazed windows to the front and side aspects overlooking the front garden, door to hallway, fireplace, radiator, ceiling light point and wooden flooring

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with solid granite work surfaces over and having a one and a half bowl sink/drain, tiled splash-backs, space for appliances, radiator, ceiling light point, tiled flooring, doors to hallway and dining room, double glazed window to the rear aspect and a double glazed door to the rear garden

Lounge/Dining Room

Being a "through" lounge currently being used as a lounge/diner and having a double glazed window to the side aspect, sliding glass doors into the sun room, radiator, two ceiling light points, wall lights and wooden flooring

Veranda/Sun Room

Having fixed floor to ceiling windows, terracotta tiled flooring and doors to the rear garden

First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms and family bathroom

Bedroom 1

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

Bedroom 2

Having double glazed dual aspect windows, radiator, ceiling light point and carpeted flooring

Bedroom 3

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

Bathroom

Having a double glazed window to the rear aspect, vanity WC and wash hand basin, bath with shower over, radiator, ceiling light point and fully tiled walls & flooring

Outside

Side

Having a low level brick wall complete with mature hedging for optimum privacy, gated access to the pathway leading to the entrance door. Furthermore to the side having a large brick paved driveway suitable for multiple vehicles, access to the garage and secure gated access to the rear garden

Front

Having a mature front garden complete with a variety of shrubs, laurel, floral displays and plants, enclosed with secure fencing

Rear

Lovingly landscaped and is arranged into a variety of individual areas, separated by attractive planting, shrubs and vibrant floral displays. Gravel beds, paved pathways, additional pergola seating areas and adult swing create interest and character throughout, making the garden ideal for both entertaining and quiet enjoyment. A summer house overlooks the garden, while a useful outbuilding with WC adds further practicality to this impressive outdoor space. A real suntrap enclosed with secured fencing and gated access, ideal for dog owners.

Garage

W.C

Brick built outbuilding having a WC

Location

The property is well located within walking distance of Cannock Town Centre, offering a wide range of amenities, small businesses, traditional markets and both Primary & Secondary Schools. Further benefitting from access to Shoal Hill and being within walking distance of Cannock Park Golf Course & Leisure Centre. Commuter benefits include Cannock Train and Bus Station with both local and national services available. Offering easy access to the A5, M6 and M6 toll road linking the midlands motorway network.









Total floor area 108.8 m² (1,171 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



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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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