



Connells

St. Lawrence Drive
Cannock



Property Description

Nestled within one of Heath Hayes most sought-after estates, where properties rarely come to market, this exceptional four-bedroom detached family home is offered for sale.

Presented in show home condition throughout, the property offers spacious and versatile accommodation ideal for modern family living.

The ground floor offers FOUR reception rooms, providing flexible space for entertaining, dining, use as a bedroom, relaxing or home working, together with a bright and airy conservatory overlooking the rear garden. The well-appointed kitchen is complemented by a separate utility room and a convenient guest WC.

To the first floor are four well-proportioned bedrooms, including an impressive master bedroom with en-suite shower room, alongside a stylish family bathroom.

Externally, the property benefits from ample off-road parking and an attractive rear garden, creating a wonderful setting for family life.

Perfectly positioned just a stone's throw from

the local nature reserve, this superb home combines peaceful surroundings with excellent access to local amenities, schools and transport links.

A rare opportunity to acquire a beautifully presented family home on a highly desirable estate where properties rarely become available. Early viewing is strongly advised.

Ground Floor

Entrance Hallway

Having stairs to the first floor, radiator, ceiling light point, laminate flooring and door into lounge

Lounge

Having a double glazed bay window to the front aspect, laminate flooring, ceiling light point, two wall lights, two radiators and door into the dining room

Dining Room

Having laminate flooring, double glazed doors into the conservatory, ceiling light point, radiator and door into kitchen

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, tiled splash-backs, extractor hood, pantry, radiator, ceiling spotlights, under cupboard lighting, laminate flooring, double glazed window to the rear and doors to utility and additional reception room

Reception Room

Being converted from an original garage, having a double glazed window to the front, ceiling light point, radiator and laminate flooring

Utility Room

Having a door to the rear garden, plumbing for utility purposes, laminate flooring, ceiling light point, radiator, a double glazed window to the rear aspect and door to the downstairs W.C.

W.C.

Having a double glazed window, a W.C, wash hand basin, radiator, part tiled walls, ceiling light point and laminate flooring

Conservatory

Having double glazed windows, doors to the rear garden, ceiling light point, ceiling fan, laminate flooring and radiator

First Floor

Landing

Having carpeted flooring, double glazed window, access to loft and doors to all bedrooms, bathroom and airing cupboard

Bedroom 1

Having a double glazed window to the front aspect, door to en-suite, fitted wardrobes, radiator, carpeted flooring and ceiling light point with fan

En-Suite

Having a double glazed window, W.C, wash hand basin, ceiling spotlights, extractor fan, shower cubicle, fully tiled walls, chrome heated towel rail and tiled flooring

Bedroom 2

Having a double glazed window, radiator, ceiling light point with fan, fitted wardrobes and carpeted flooring

Bedroom 3

Having a double glazed window, radiator, ceiling light point with fan, fitted wardrobes and laminate flooring

Bedroom 4

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

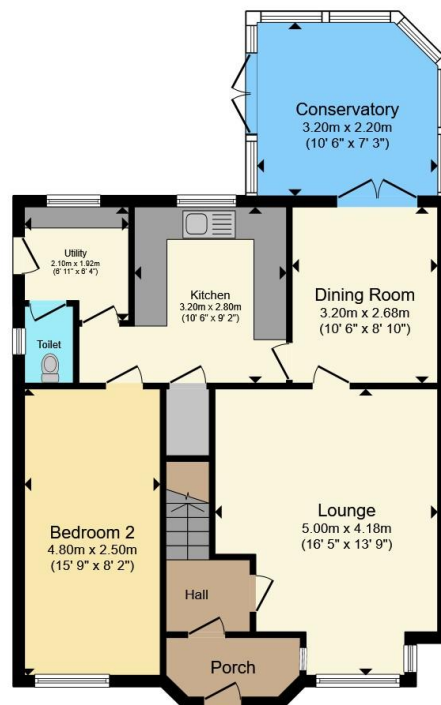
Bathroom

Having a double glazed window, ceiling light point, bath with shower over, WC, hand wash









Ground Floor



First Floor

Total floor area 130.8 m² (1,408 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

Connells

To view this property please contact Connells on

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EPC Rating: Council Tax
Awaited Band: D

Tenure: Freehold

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