Connells

Capercaillie Drive
Cannock

Capercaillie Drive
Cannock WS11 7LJ

for sale offers over
£290,000

Property Description

Upon entering, you are welcomed by a spacious entrance hall leading to a comfortable lounge, perfect for relaxing and entertaining. The property also benefits from additional versatile reception rooms, ideal for a home office, playroom, or family room. The well-appointed kitchen is complemented by a separate utility room, while the conservatory provides a bright and inviting space overlooking the rear garden.

The home offers two well-presented bathrooms and a converted garage, creating a flexible study or additional bedroom with useful storage space. Across the property are four generously sized bedrooms, providing ample accommodation for growing families.

Combining spacious and adaptable living with modern comforts, this impressive home is ideally located close to local amenities, schools, and transport links. Situated within a popular residential area, this fantastic property is perfect for family living and must be viewed to be fully appreciated.

Ground Floor

Entrance Hall

Having a composite front entrance door into hallway, doors to kitchen and living room, stairs to first floor, door to storage cupboard, tiled flooring, ceiling light point.

Kitchen

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops across, stainless steel sink with drainer, space and plumbing for appliances, space for fridge / freezer, integrated oven with four ring gas hob above, extractor hood above, ceiling light point, double glazed window to the front aspect, tiled splashbacks, tiled flooring, radiator, door to utility room.

Utility Room

Having base units and drawers with laminate worktop across, space and plumbing for appliances, tiled splashbacks, tiled flooring, radiator, door to guest WC, door to rear garden.

Guest Wc

Having a low level WC, hand wash basin, tiled flooring, tiled splashbacks, ceiling light point, double glazed window to the rear aspect.

Living Room

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

Conservatory

Having laminate flooring, door to reception / office space, double glazed french doors to the rear garden, double glazed windows to the side and rear.

Office Space

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

Reception Room

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

First Floor

Landing

Having carpeted flooring, ceiling light point, doors to bedrooms.

Bedroom 1

Having carpeted flooring, ceiling light point, radiator, door to en-suite, doors to storage cupboard, double glazed windows to the front and rear aspects.

En-Suite

Having a shower cubicle, hand wash basin, WC, heated chrome radiator, tiled flooring, ceiling light points, two double glazed windows to the rear aspect.

Bedroom 2

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

Second Floor

Landing

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

Bedroom 3

Having carpeted flooring, ceiling light point, radiator, double glazed windows to the front and rear aspects.

Bedroom 4

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

Bathroom

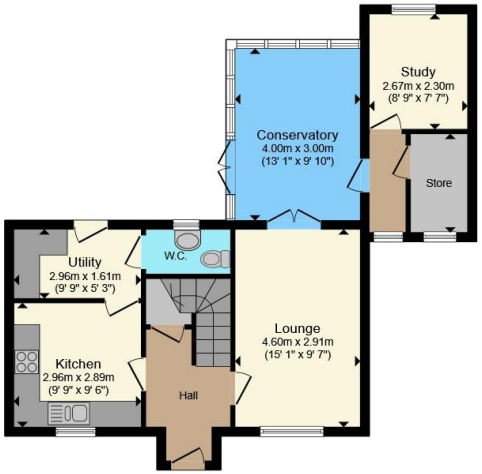
Being a four piece bathroom comprising of a bathtub, WC, hand wash basin, shower cubicle, tiled flooring, tiled splashbacks, ceiling light point, radiator, double glazed window to the rear aspect.

Outside

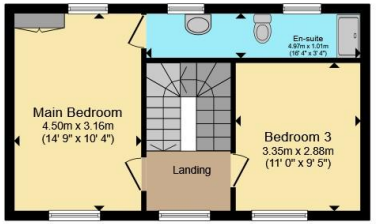
Front

Having on street parking with driveway parking to the side of the property.

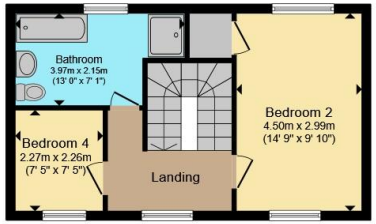
Rear



Ground Floor



First Floor



Second Floor

Total floor area 124.9 m² (1,344 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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10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CNK109151

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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.

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