



**Connells**

Stafford Street  
Cannock



### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this FANTASTIC THREE BEDROOM DETACHED family home located in Heath Hayes, Cannock. Built in 2020 and finished to a HIGH STANDARD and MODERN THROUGHOUT with THREE bedrooms and plenty of space for the whole family, could this be your next move?

To the Ground Floor the property briefly comprises of an entrance hall leading to the Guest WC, lounge, kitchen / diner, utility room and conservatory. The kitchen comes fully fitted with modern units and ample amount of room for dining furniture with a separate utility room and additional living spaces with the conservatory and lounge.

To the First Floor having THREE bedrooms with an EN-SUITE to the master bedroom and a FOUR PIECE family bathroom. Also having access to the fully boarded loft.

Externally benefiting from having driveway parking suitable for multiple vehicles and an enclosed landscaped rear garden ideal for entertaining.

Perfectly located close to Mcarthurglen designer outlet offering a range of prestigious & luxury brands, plus a variety of popular bars & restaurants. Within close proximity also sits Cannock Town Centre offering a mix of independent bars & cafes, traditional market stalls & both local & national bus & train services. The property also benefits from being close to the well known & tranquil Cannock Chase and having excellent commuter benefits including A460, A5 & M6.

### Ground Floor

#### Entrance Hall

Having a composite front entrance door with carpeted flooring, ceiling light point, stairs to first floor, doors to lounge, Guest WC, kitchen/diner, storage cupboard.

#### Lounge

13' 1" x 11' 2" max ( 3.99m x 3.40m max )

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

#### Guest WC

Having a WC, hand wash basin, ceiling light point, chrome towel radiator, laminate flooring.

#### Kitchen / Diner

16' 2" x 13' 1" ( 4.93m x 3.99m )

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops across, stainless steel sink with drainer, integrated oven with induction hob above, extractor fan, space and plumbing for appliances, space for fridge / freezer, tiled splashbacks, ceiling spotlights, space for dining furniture, radiator, double glazed window to the rear aspect, door to utility room, bi-fold doors to conservatory.



## Utility Room

6' 7" x 6' 7" ( 2.01m x 2.01m )

Having base and wall units with laminate worktop across, space and plumbing for appliances, tiled splashbacks, boiler housing, laminate flooring, UPVC door to side aspect, ceiling spotlights.

## Conservatory

9' 2" x 6' 7" ( 2.79m x 2.01m )

Having laminate flooring, double glazed windows to the side and rear aspects with french doors leading to the rear garden.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, radiator, loft hatch access.

### Master Bedroom

15' 1" x 13' 1" max ( 4.60m x 3.99m max )

Having carpeted flooring, two ceiling light points, door to en-suite, fitted wardrobes, two double glazed windows to the rear aspect.

### En-Suite

Having a WC, hand wash basin, walk in shower cubicle with sliding glass shower screens, ceiling light point, radiator.

### Bedroom 2

13' 1" x 8' 2" max ( 3.99m x 2.49m max )

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

## Bedroom 3

9' 10" x 6' 8" ( 3.00m x 2.03m )

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

## Family Bathroom

Being a four piece bathroom suite with WC, hand wash basin with storage below, bathtub, separate corner shower cubicle, heated chrome towel radiator, ceiling light point, laminate flooring, double glazed window to the side aspect.

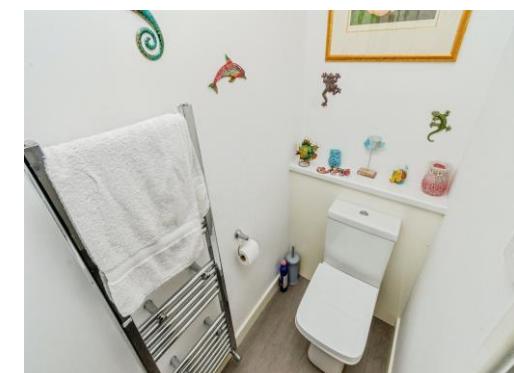
## Outside

### Front

Having a brick paved driveway suitable for multiple vehicles

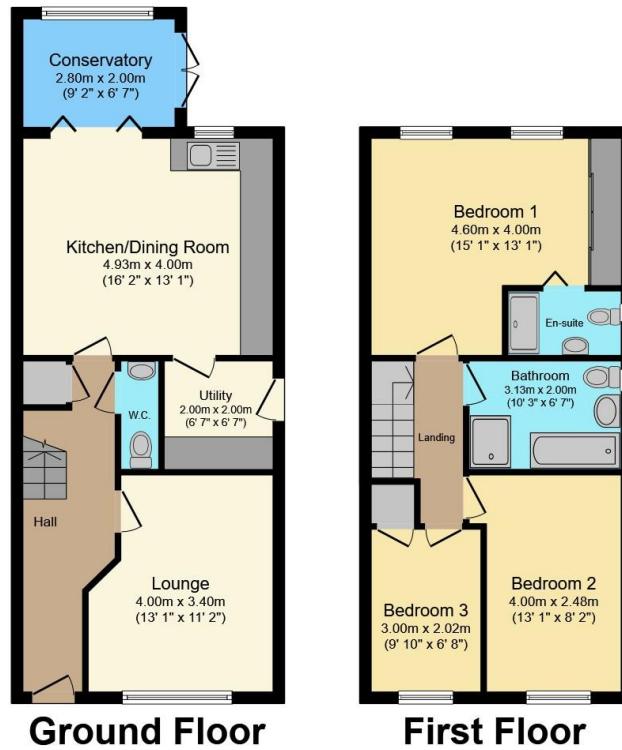
### Rear

Being an enclosed rear garden with patio area and laid to lawn area with various plants and shrubbery surrounding.









Total floor area 100.0 m<sup>2</sup> (1,076 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)

**Connells**

To view this property please contact Connells on

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10-12 Wolverhampton Road  
CANNOCK WS11 1AH

EPC Rating: B    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108536](http://connells.co.uk/Property/CNK108536)**



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