



Connells

Rugeley Road  
Hazel Slade Cannock



## Ground Floor

### Entrance Hallway

Being welcomed in to the hallway through a composite front entrance door with laminate flooring, feature ceiling light point, doors to all living areas and bedrooms with stairs leading to the first floor and lower ground floor.

### Living Room

Having carpeted flooring, two ceiling light points, feature gas fire place with surround, two double glazed windows to the front aspect, double doors opening into the hallway.

### Kitchen / Family Room

Being a fully fitted modern kitchen with a range of wall, base and drawer units, with a centralised kitchen island, quartz worktops, range cooker with eight ring gas hob above, extractor hood, ceramic bowl inset with tap, space for American style fridge / freezer, integrated dish washer, feature ceiling light point, ceiling spotlights, herringbone flooring, space for dining furniture, double glazed windows to the rear aspect, open archway into the extended living area/orangery

### Extended Living Area/Orangery

Having herringbone flooring, feature ceiling light point, ceiling spotlights, two velux windows with a feature window to the rear aspect viewing the rear garden, and bi-fold doors opening up on to the patio.

### Utility Room

Having a range of wall, base and drawer units with laminate worktops across, space and plumbing for appliances, stainless steel sink with drainer, feature wall radiator, tiled splashbacks, herringbone flooring, ceiling spotlights, double glazed window and door to the rear aspect.

### Guest WC

### Master Bedroom

Having carpeted flooring, two feature ceiling light points, radiator, two double glazed windows to the front aspect.

### En-Suite

Being a five piece bathroom suite comprising of a WC, double sink vanity unit with ample storage, bidet, freestanding bathtub, walk in shower cubicle with waterfall shower above, heated chrome towel radiator, fully tiled walls and flooring, ceiling spotlights, two double glazed windows to the side aspect.

### Bedroom Two

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect, door to en-suite.

### En-Suite

Having a WC, hand wash basin with storage below, corner shower cubicle with glass sliding doors, heated chrome towel radiator, fully tiled walls and flooring

## Bedroom Four

Having carpeted flooring, ceiling spotlights, built in wardrobes surrounding, radiator, double glazed window to the rear aspect.

## First Floor

### Landing / Sitting Room

Having carpeted flooring, ceiling spotlights, door to two storage cupboards, door to bedroom, door to shower room, radiator, velux window to the rear aspect.

### Bedroom Three

Having carpeted flooring, ceiling spotlights, velux window to the rear aspect, double glazed window to the side aspect.

### Shower Room

Having a WC and hand wash basin vanity unit with ample storage below, walk in shower cubicle with glass shower screen and waterfall shower above, part tiled walls, laminate flooring, velux window to the rear aspect, ceiling spotlights.

## Lower Ground Floor

### Garage / Gym

Having an up and over garage door with electric points and ceiling light point, currently utilised as a gym.

### Garage / Store

### Bar

Having herringbone flooring with a bar area, feature wall radiator, ceiling spotlights, door to garage / gym.

## Home Cinema

Being a blacked out cinema room with luxury reclining seats with screen in front, and sliding doors to the bar area.

## Outside

### Front

Being welcomed from the Rugeley Road onto the brick paved driveway with gated access to the property, with stairs leading up to the front entrance door and extensive lawn areas, with stairs to the side of the property leading to the rear.

### Rear

Being a land-scaped rear garden with a sizeable patio area ideal for entertaining, with steps leading up to the lawn areas with separate decking and pergola seating area with various mature trees and shrubbery surrounding, with views over looking the Cannock Chase.









Total floor area 287.1 m<sup>2</sup> (3,090 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

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