Connells

Mill Farm Cottage Lichfield Road Cannock

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Cannock WS11 8EE

for sale offers over
£525,000

Property Description

CONNELLS ESTATE AGENTS are proud to market For Sale this UNIQUE property steeped in history and brimming with potential.

From the moment you enter the main house you are greeted with charm and character, with the Ground Floor having a generous farmhouse style kitchen featuring a range cooker and a conservatory overlooking over the courtyard, with traditional wooden flooring throughout. A four piece shower room suite and three double bedrooms with an en - suite to the master completes the Ground Floor.

The heart of the property undeniably has to be the First Floor - immediately greeted by the striking presence of ceiling oak beams, creating an inviting and unique living environment. An extensive fourth bedroom and en-suite completes the First Floor.

The main outbuilding has three separate ground floor rooms with one WC and two rooms on the First Floor. This has the scope to be a fantastic Annex or potential business venture. From the courtyard the voluminous gardens can be accessed and the garage offering additional space. Viewing is highly recommended to appreciate what this property has to offer.

The property is well located within walking distance of McArthur Glen Designer Outlet whilst also providing easy access to Cannock Town Centre offering a wide range of amenities with both local & national bus & train services available. Commuter benefits include A46, M6, A5, M6 Toll.

Ground Floor

Entrance Hall

Having traditional wooden flooring, doors to bedrooms, kitchen, conservatory and shower room, stairs to first floor, ceiling light point, radiator, wall light.

Kitchen

18' 3" x 16' 6" (5.56m x 5.03m)

Being a fully fitted farm house style kitchen with a range of wall, base and drawer units with laminate worktops over, sink, range cooker, integrated microwave, tiled flooring, tiled splashbacks, ceiling spotlights, space for dining furniture, radiator, double glazed windows to the side and rear aspects, double glazed french doors leading to the courtyard, door to conservatory, door to hall.

Conservatory

16' 8" x 13' 1" max (5.08m x 3.99m max)

Having wooden flooring, AC unit, radiator, door to kitchen, double glazed windows to the side and rear aspects with french doors leading to the courtyard.

Shower Room

Being a four piece suite with a WC, hand wash basin with vanity unit with ample storage, bidet, shower cubicle with shower above, radiator, ceiling spotlights.

Bedroom 2

12' 4" x 8' 8" (3.76m x 2.64m)

Having wooden flooring, ceiling light point, double glazed window to the front aspect, built in wardrobes, radiator, door to en-suite.

En-Suite

Having a WC and hand wash basin vanity unit with storage, shower cubicle with shower above, radiator, ceiling spotlights, fully tiled walls and flooring.

Bedroom 3

11' 3" x 12' 4" (3.43m x 3.76m)

Having wooden flooring, ceiling light point, radiator, double glazed windows to the front and side aspects, built in wardrobes.

Bedroom 4

12' 4" x 8' 2" (3.76m x 2.49m)

Having wooden flooring, ceiling light point, wall lights, radiator, double glazed window to the front aspect.

First Floor

Living Area

19' x 30' 8" (5.79m x 9.35m)

Having carpeted flooring throughout with oak beams from wall to ceiling, radiators, feature ceiling light, wall lights, brick built bar area, steps up to seating area, double glazed windows to the front and side aspects, brick feature fireplace, door to master bedroom.

Master Bedroom

25' 5" x 13' 7" max (7.75m x 4.14m max)

Having carpeted flooring, double glazed windows to the side and rear aspects, door to en-suite, built in wardrobes, radiator.

En-Suite

Having a WC, hand wash basin with storage below, shower cubicle, boiler housing, radiator, loft hatch access, radiator, tiled flooring, tiled splashbacks, ceiling light point.

Outside

Front

Having a gated entrance onto extensive brick paved driveway, suitable for multiple vehicles, access to front entrance door, gated access to the courtyard.

Rear

Having a courtyard area with access to the garage and outbuilding, with two separate extensive garden areas with laid to lawn, backing on to the nature reserve.

Garage / Store

19' x 16' 4" (5.79m x 4.98m)

Having a door and window to the side aspect, housing kennels.

Outbuilding

Ground Floor

Store

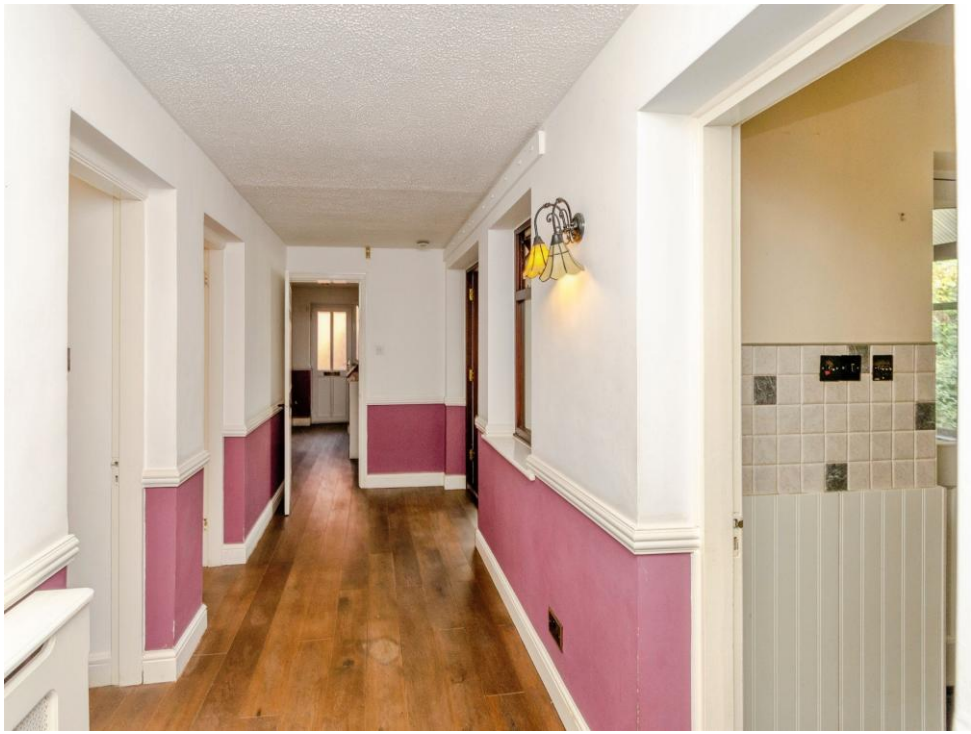
13' x 12' 4" (3.96m x 3.76m)

Having tiled flooring and housing kennels, ceiling light point, stable door.

Store

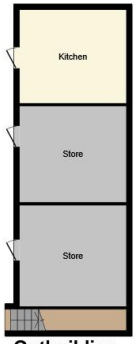
13' x 11' 8" (3.96m x 3.56m)

Having tiled flooring and housing kennels, ceiling light point, stable door, door to WC.



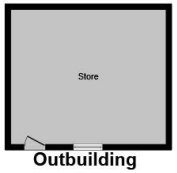
Ground Floor

First Floor



Outbuilding
Ground Floor

Outbuilding
First Floor



Outbuilding

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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.focalagent.com

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T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
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Council Tax
Band: G

Tenure: Freehold

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