



Connells

Columbian Drive  
Cannock



### Ground Floor

#### Hallway

Having a double glazed front entrance door, vinyl flooring, radiator, ceiling light point, stairs to the first floor and doors to living room and kitchen

#### Living Room

Having a double glazed window to the front aspect, radiator, ceiling light point and laminate flooring

#### Kitchen/Diner

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated oven stack, extractor fan, tiled splash-backs, plumbing for the washing machine, space for appliances, radiator, two ceiling light points, laminate flooring, space for dining furniture, double glazed window to the rear aspect and a double glazed door to the rear garden



## First Floor

### Landing

Having carpeted flooring, ceiling light point, carpeted flooring, loft hatch and doors to the bedrooms and bathroom

### Bedroom 1

Having a double glazed window to the front aspect, fitted wardrobes, over bed storage space, radiator, ceiling light point and carpeted flooring

### Bedroom 2

Having a double glazed window to the rear aspect, built in wardrobes, radiator, ceiling light point and carpeted flooring

### Bedroom 3

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

### Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, bath with shower over, tiled walls, radiator, ceiling light point and carpeted flooring

## Outside

### Front

Having a brick paved driveway to the side, lawn area to the front, floral borders and gated access to the rear garden

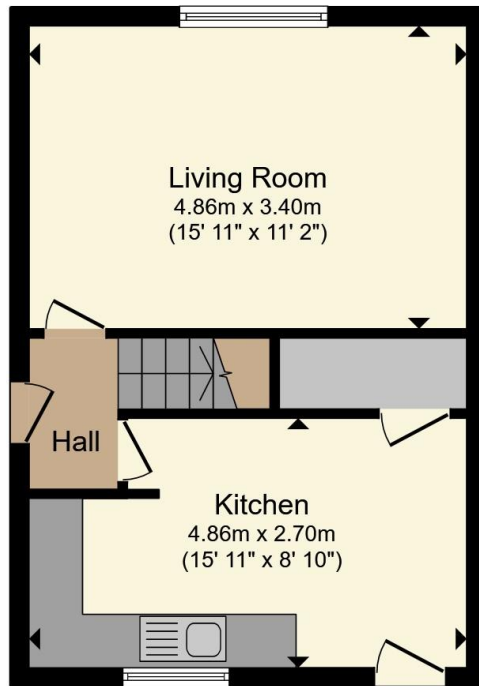
### Rear

Having a paved patio area, lawn area, mature borders with a variety of shrubs, trees and floral displays, rear decking area, two garden sheds and a summer house

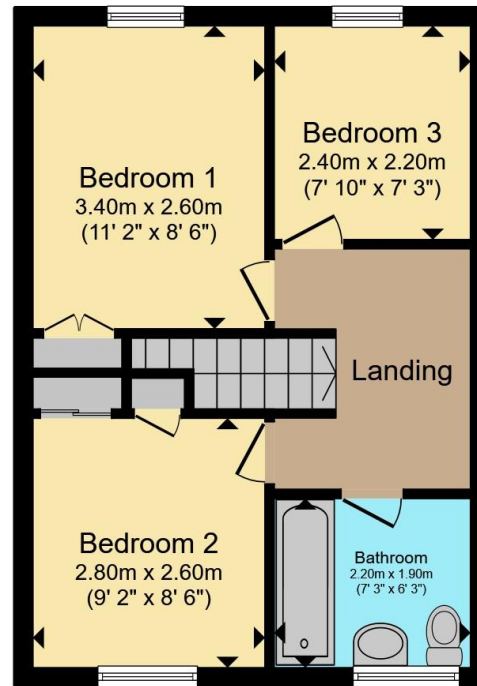








**Ground Floor**



**First Floor**

Total floor area 70.6 m<sup>2</sup> (759 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

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