



**Connells**

Waterbrook Way  
Cannock



### Ground Floor

#### Entrance Hallway

Having a double glazed front entrance door, radiator, ceiling light point, carpeted flooring, stairs to first floor and door to lounge

#### Lounge

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

#### Kitchen

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 with extractor hood over, plumbing for the washing machine, space for appliances, radiator, ceiling light point, tiled flooring, space for dining furniture, double glazed window to the rear aspect and double glazed French doors to the rear garden



## First Floor

### Landing

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

### Bedroom 1

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

### Bedroom 2

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

### Bathroom

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

## Outside

### Front

Having two allocated parking spaces

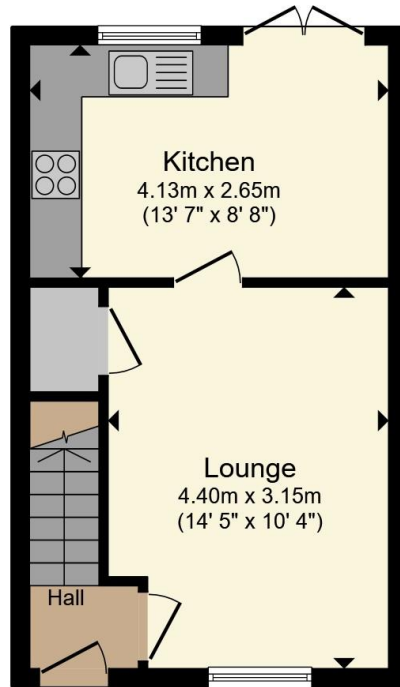
### Rear

Enclosed rear garden

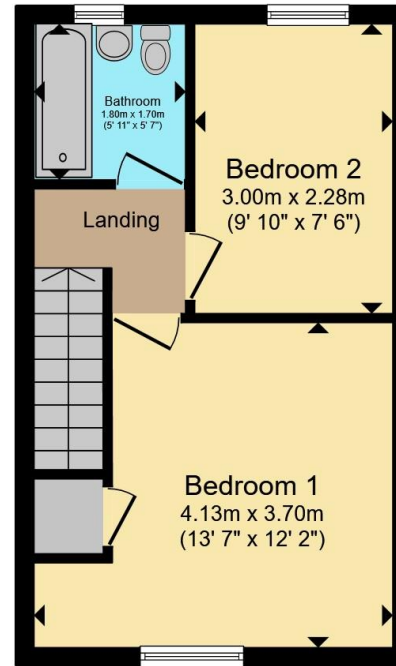








**Ground Floor**



**First Floor**

Total floor area 59.4 m<sup>2</sup> (639 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



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EPC Rating: C Council Tax Band: B

Tenure: Freehold

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