



Connells

Mount Avenue
Hednesford, CANNOCK



Ground Floor

Entrance Porch

Having a double glazed front entrance door, double glazed window to the front aspect, ceiling spotlights, laminate flooring and door to hallway

Hallway

Having carpeted flooring, radiator, two ceiling light points and doors to reception rooms, kitchen, bathrooms and bedrooms

Living Room/Bedroom

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

Living Room

Having double glazed French doors to the conservatory, radiator, fireplace, ceiling light point and carpeted flooring

Conservatory

Having double glazed windows and doors to the rear garden, radiator, ceiling fan light and tiled flooring

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, induction hob, extractor hood, tiled splash-backs, plumbing for the dishwasher and washing machine, space for appliances, ceiling light point, tiled flooring and a double glazed window to the rear aspect

W.C

Having a double glazed window to the side aspect, WC, ceiling light point and vinyl flooring



Bedroom 1

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

Bedroom 2

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

Shower Room

Having a double glazed window to the side aspect, WC, vanity wash hand basin, shower cubicle, ceiling light point and vinyl flooring

Outside

Front

Having a large driveway suitable for multiple vehicles, low level brick wall, a variety of established shrubs and side access to the rear garden and garage

Rear

Having a paved patio area, laid to lawn, a variety of shrubs and access to the garage

Garage

Having up & over door, double glazed window to the side aspect, power and lighting









Total floor area 114.3 m² (1,230 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



To view this property please contact Connells on

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108753



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK108753 - 0002