



Connells

Crab Lane  
Cannock



## Ground Floor

### Hallway

Having a double glazed side entrance door, double glazed window to the side aspect, doors to living room & kitchen and stairs to first floor

### Living Room

15' 9" x 11' 8" ( 4.80m x 3.56m )

Having double glazed doors to the rear garden, double glazed window to the rear aspect, radiator, ceiling spotlights and carpeted flooring

### Kitchen

15' 9" x 12' 4" ( 4.80m x 3.76m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, plumbing for the dishwasher and washing machine, space for appliances, radiator, ceiling light point, ceiling light point, tiled flooring, two double glazed windows to the rear aspect and storage cupboard

## First Floor

### Landing

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

### Bedroom 1

12' 6" x 8' 8" ( 3.81m x 2.64m )

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

### Bedroom 2

11' 1" x 9' 8" ( 3.38m x 2.95m )

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

### Bedroom 3

7' 8" x 6' 6" ( 2.34m x 1.98m )

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

### Bathroom

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

## Outside

## Front

Being a large driveway suitable for multiple vehicles and access to garage via up & over door

## Rear

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

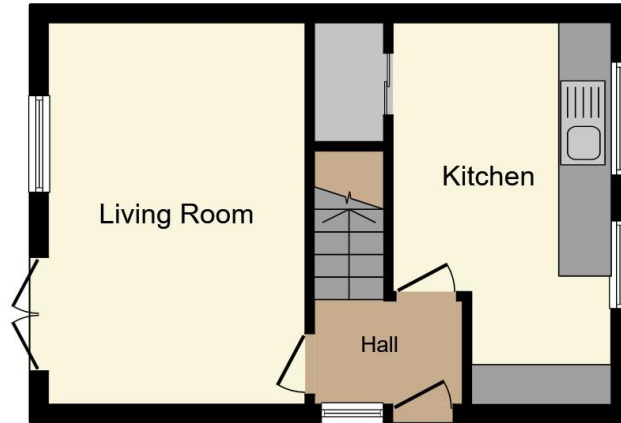
## Garage

Accessible via the front and rear

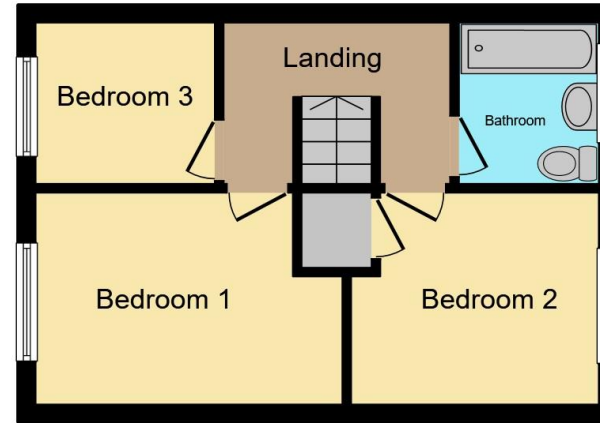








**Ground Floor**



**First Floor**

Total floor area 56.4 m<sup>2</sup> (607 sq.ft.) approx

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To view this property please contact Connells on

**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
CANNOCK WS11 1AH

EPC Rating: D    Council Tax  
Band: B

Tenure: Freehold

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