



Connells

Cemetery Road
Cannock

Cemetery Road
Cannock, WS11 4QE

for sale offers in excess of
£175,000



Ground Floor

Entrance Hall

Having a modern composite front entrance door, laminate flooring and door to living room.

Living Room

Having wooden flooring, double glazed window to the front aspect, ceiling light point, radiator, gas fireplace and shelving to the sides of the media wall

Dining Room

Having wooden flooring, radiator, ceiling lightpoint, double glazed french doors to the rear, ceiling light point and leading into the kitchen

Kitchen

Being a modern fully fitted kitchen with a range of wall base and drawer units, laminate worktops integrated appliances, sink with drainer, tiled splashbacks, tiled flooring, ceiling light and double glazed french doors to the rear garden.

Bathroom

Being a modern bathroom with tiled flooring and walls, WC, hand wash basin, bath and seperate shower cubicle



First Floor

Landing

Having carpeted flooring and doors to bedrooms

Bedroom 1

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

Bedroom 2

Having wooden flooring, ceiling light point, radiator, double glazed window to the rear aspect and airing cupboard

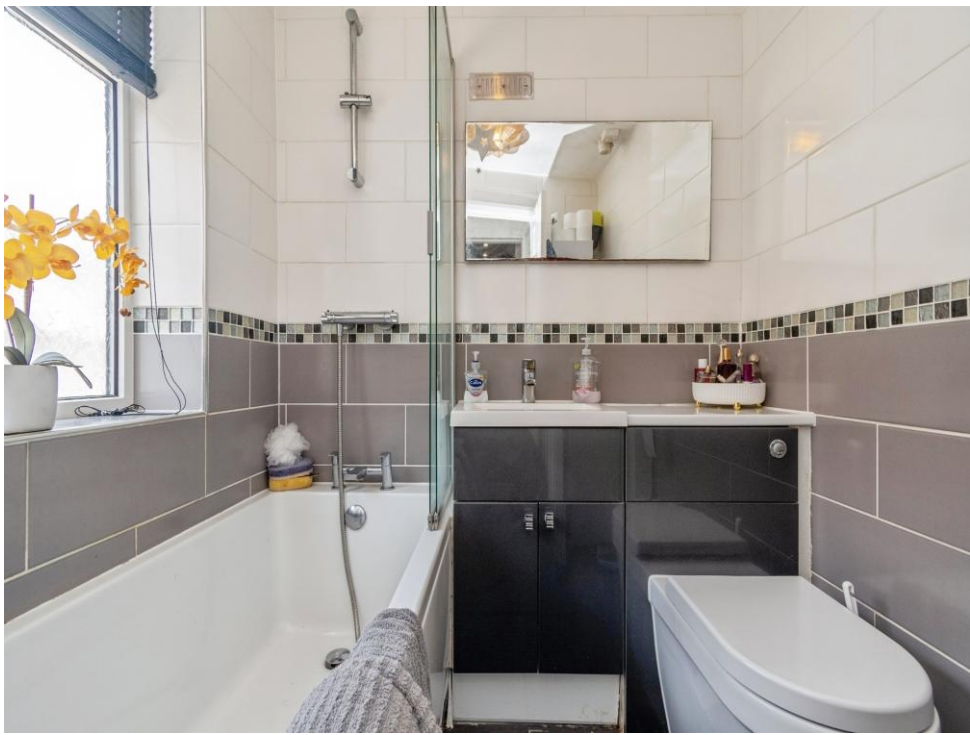
Outside

Rear

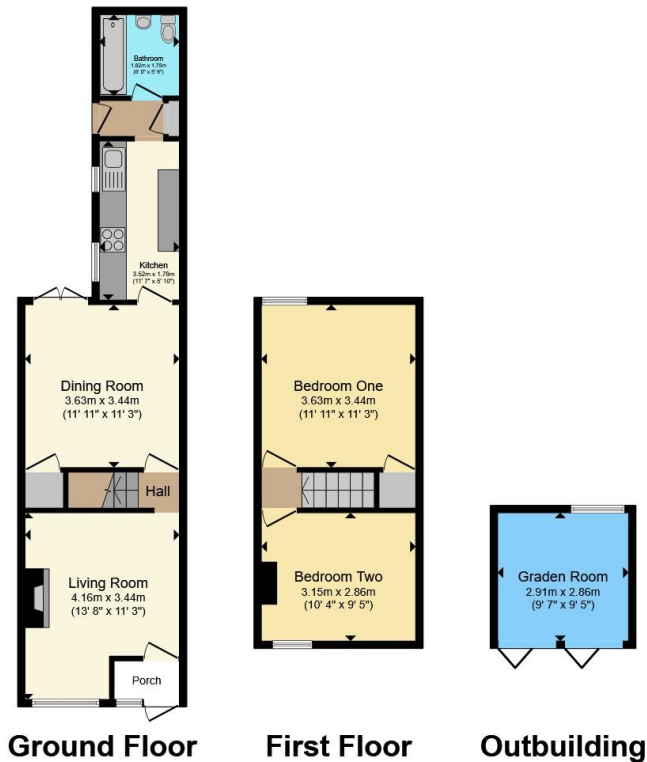
Garden Room

An impressive detached garden room providing superb additional living space. Originally constructed as a bedroom, this contemporary building offers excellent flexibility to suit a variety of lifestyles, whether as guest accommodation, a home office, gym, treatment room or creative studio. The well-appointed interior benefits from power and modern lighting, while external roof spotlights create a striking ambience and highlight the building's contemporary design









Total floor area 74.4 m² (801 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

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10-12 Wolverhampton Road
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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