



Connells

Littleworth Road  
CANNOCK



## Property Description

A fantastic much loved family mid-terrace home offering well-proportioned accommodation - ideal for first time buyers, downsizers and investors alike.

The Ground Floor comprises a welcoming front reception room, leading through to the second reception room with stairs to the first floor. Both reception rooms create practical living spaces, with the kitchen providing access to the rear garden and ground floor bathroom.

To the First Floor having three good sized bedrooms with the master bedroom having two double glazed windows allowing for an influx of natural lighting,

Externally, the rear of the property features a small courtyard area with ample outhouses for storage and access to the rear parking area. To the front having a large patio area leading to the front entrance door.

This property is perfectly located in a desirable area within walking distance of the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. The property also benefits from being close to Beaudesert Golf Club, Hednesford Hills Local Nature Reserve, Primary & Secondary schools and Cannock Town Centre offering a wide range of amenities, small businesses and traditional markets. Commuter benefits include having both Local & National Bus and Train services available.

## Ground Floor

### Reception Room

Having a UPVC front entrance door into the reception room, double glazed window to the front aspect, carpeted flooring, radiator, ceiling light point, gas fire place and surround, door to living room.

### Living Room

Having laminate flooring, two radiators, door to stairs, gas fire place and surround, door to kitchen, double glazed window to the rear aspect, ceiling light point.

### Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate worksurfaces across, sink with drainer, free standing oven with gas hob, ceiling light point, laminate flooring, double glazed window to the side aspect, UPVC door to the side aspect, door leading to bathroom.

### Bathroom

Having a bathtub, hand wash basin, part tiled walls, laminate flooring, ceiling light point, door to WC, double glazed window to the side aspect.

### Seperate WC

Having a low level WC, part tiled walls, laminate flooring, ceiling light point, hand rail.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, doors to bedrooms, loft hatch access.

### Bedroom 1

Having carpeted flooring, ceiling light point, radiator, two double glazed windows to the front aspect, door to storage cupboard.

### Bedroom 2

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

### Bedroom 3

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect, boiler housing.

## Outside

### Front

Having a large patio area leading up to front entrance door.

### Rear

Having a patio courtyard with multiple outhouses ideal for storage, with gated

access to rear for parking.

## Agents Notes

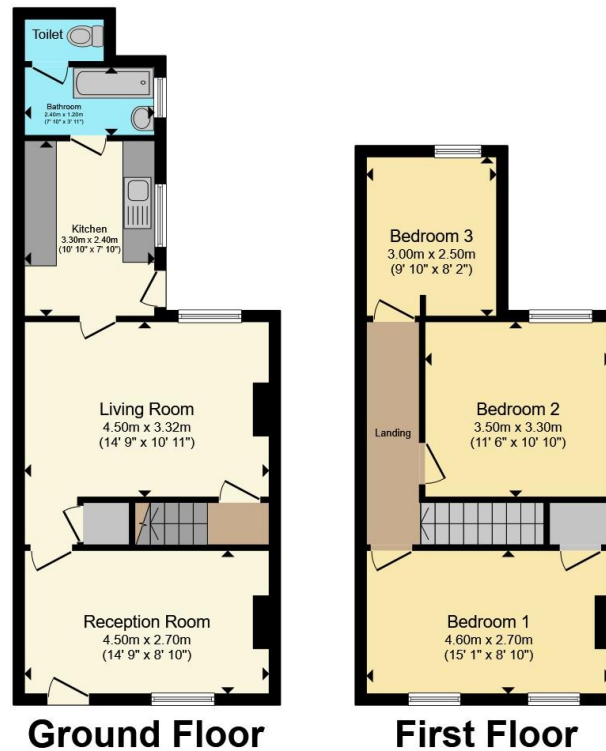
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 85.1 m<sup>2</sup> (916 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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