



Mill Crescent  
CANNOCK



## Property Description

This well-presented End-Terraced property offers an excellent opportunity for first-time buyers or investors alike.

The ground floor features a welcoming entrance hallway leading to a front-facing fitted kitchen, complete with space for essential appliances. To the rear, a bright and spacious lounge/diner provides the perfect living and entertaining space, with direct access to the garden.

Upstairs, the property boasts two generously sized double bedrooms and a family bathroom.

Outside, the rear garden includes a paved patio area, lawn, and convenient side access to the front. The front of the property benefits from a tarmac driveway, offering off-road parking for multiple vehicles

The property is well located within walking distance of McArthurGlen Designer Outlet featuring a variety of designer brands, cafes and eateries whilst also providing easy access to Cannock Town Centre, offering a wide range of amenities, small businesses, traditional markets and with both local & national bus & train services available. Commuter benefits further include A460, A5 and the M6 toll road linking the Midlands motorways and being within walking distance of the Train Station. The property also benefits from being close to the well known and tranquil Cannock Chase; loved for its outstanding beauty, wildlife, history and scenic landscapes.

## Ground Floor

### Entrance Hallway

Having a double glazed front entrance door, ceiling light point, laminate flooring, doors to kitchen and lounge and stairs to first floor

### Lounge / Diner

Having double glazed patio doors to the rear aspect, space for dining furniture, gas fireplace, radiator, ceiling light point and carpeted flooring

### Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, integrated oven, induction hob, cooker-hood, tiled splash-backs, plumbing for the dishwasher and washing machine, space for appliances, radiator, ceiling light point, laminate flooring and a double glazed window to the front aspect

## First Floor

### Landing

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

## Bedroom 1

Having two double glazed windows to the front aspect, fitted wardrobes, radiator, ceiling light point and carpeted flooring

## Bedroom 2

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

## Bathroom

Having a WC, wash hand basin, bath with shower over, storage cupboard, part tiled walls and a double glazed window

## Outside

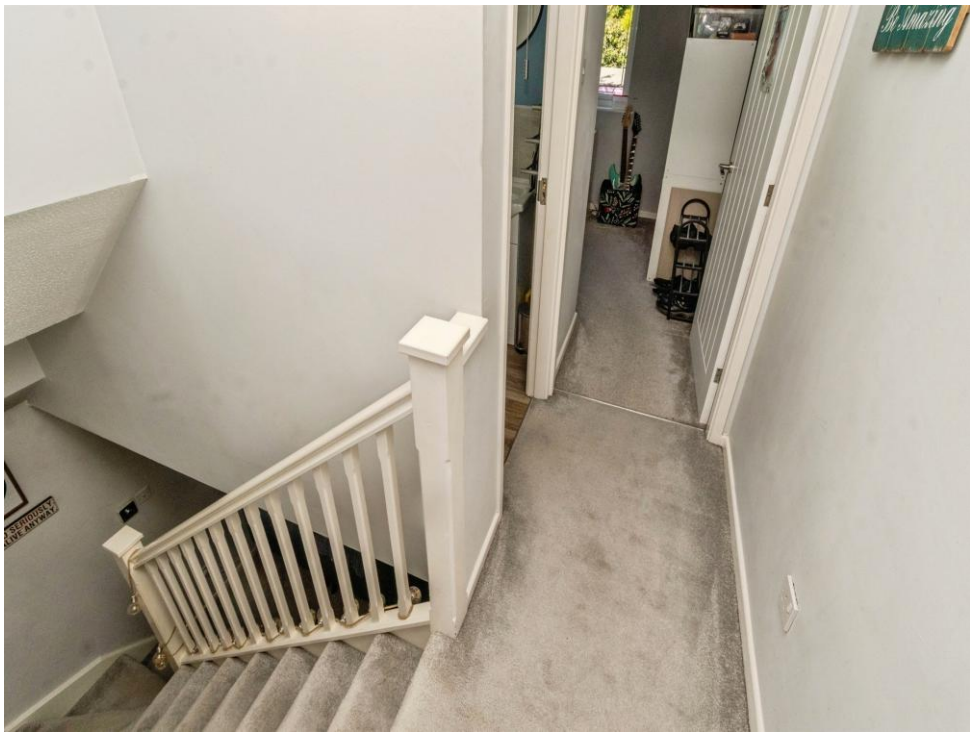
### Front

Having a brick paved pathway to front entrance door, parking and gated side access to the rear

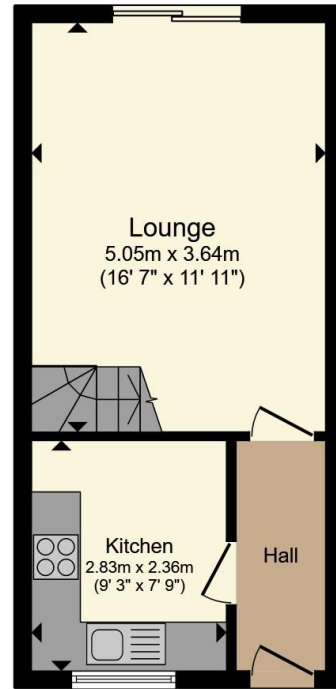
### Rear

Having a paved patio area, laid to lawn and an additional seating area to the rear of the garden

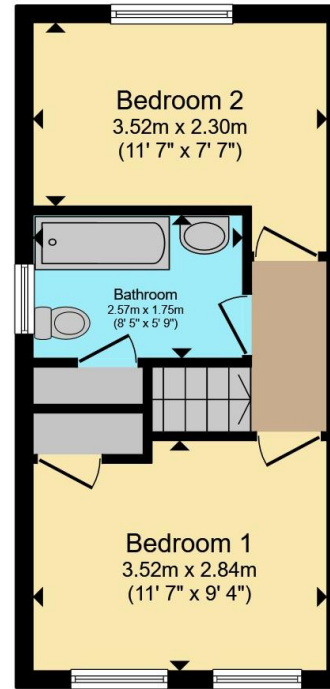








**Ground Floor**



**First Floor**

Total floor area 57.4 m<sup>2</sup> (618 sq.ft.) approx

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Tenure: Freehold

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