



**Connells**  
connells.co.uk 01543 800 923  
**FOR SALE**

**Connells**

Stephenson Way  
Hednesford, Cannock



## Ground Floor

### Entrance Hallway

Having a double glazed front entrance door, radiator, ceiling light point and doors to:

### Lounge

Having a double glazed window, fireplace, radiator, ceiling light point, carpeted flooring and doors to dining room

### Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, tiled splash-backs, extractor hood, pantry, radiator, ceiling light point, tiled flooring, double glazed window and door to utility

### Dining Room

Having a double glazed sliding doors to conservatory, radiator, ceiling light point and laminate flooring

### Utility Room

Off kitchen, being fitted with sink and drainer, cupboards, space for appliances, boiler and providing access to rear garden and guest w.c.

### Guest W.C

Having a w.c, wash hand basin, radiator, ceiling light point and tiled flooring

### Conservatory

Having double glazed windows and doors to the rear garden

## First Floor

### Landing

Having carpeted flooring, storage cupboard and access to the 3/4 boarded loft space

### Bedroom 1

Having a double glazed window, radiator, ceiling light point, carpeted flooring and door to en-suite

### En-Suite

Having a WC, wash hand basin and shower cubicle

### Bedroom 2

Having a double glazed window, radiator, ceiling light point and laminate flooring

### Bedroom 3

Having a double glazed window, radiator, ceiling light point and laminate flooring

### Bedroom 4

Having a double glazed window, radiator, ceiling light point and carpeted flooring

### Bathroom

Having a WC, wash hand basin, bath with shower over, radiator, ceiling light point and carpet flooring

## Outside

### Front

Having a brick paved driveway suitable for multiple vehicles, lawn, shrubs and side access to rear garden.

### Rear

Having a paved patio area, lawn area and gated side access to the front

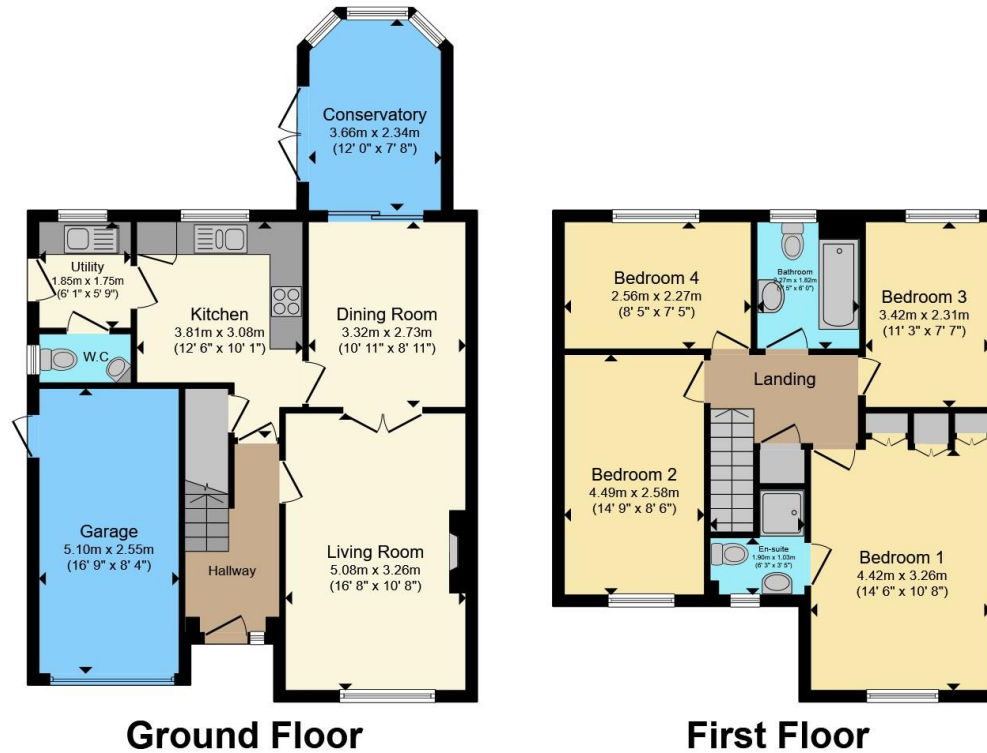
### Integral Garage

Having up & over door, power and lighting









Total floor area 131.7 m<sup>2</sup> (1,417 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)



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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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