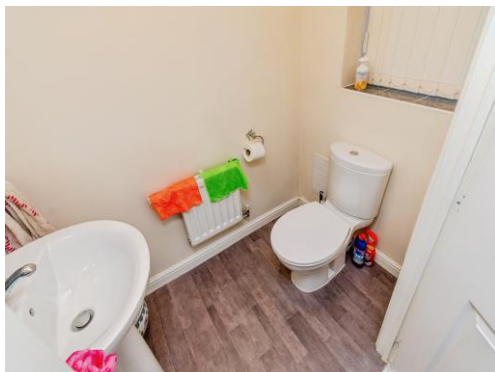




Connells

Elizabeth Road  
Cannock



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic THREE BEDROOM SEMI DETACHED property located in Cannock. BOASTING A GUEST WC, THREE BEDROOMS, MASTER BEDROOM WITH EN-SUITE, ENCLOSED REAR GARDEN - a fantastic property for first time buyers and growing families alike!

To the Ground Floor the property briefly comprises an entrance hallway leading through to the living room, kitchen and Guest WC. The kitchen comes fully fitted with space for appliances and dining furniture, with the living room also offering ample space for both dining and living furniture.

To the First Floor having THREE bedrooms with an en-suite to the master bedroom, and a family bathroom.

Externally benefiting from having a large enclosed rear garden with gated access for off road parking.

The property is well located providing easy access to Cannock Town Centre, offering a wide range of amenities, small businesses, traditional markets and both Primary & Secondary Schools. Commuter benefits include Cannock Train Station and Bus Station with both local and national services available. Offering easy access to the A5, M6 and M6 toll road linking the midlands motorway network.

## Ground Floor

### Entrance Hall

Having laminate flooring, ceiling light point, composite front entrance door, stairs to first floor, doors to living room, kitchen and Guest WC.

### Guest WC

Having a WC, hand wash basin, radiator, ceiling light point, laminate flooring, double glazed window to the front aspect.

### Living Room

Having carpeted flooring, two ceiling light points, door to storage cupboard, double glazed window and french doors to the rear aspect, radiator, space for living and dining furniture.

### Kitchen

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops across, stainless steel sink with drainer, integrated oven with four ring gas hob above, stainless steel splashback, extractor hood, space for American style fridge / freezer, space and plumbing for appliances, space for dining furniture if required, ceiling light point, laminate flooring, double glazed bay window to the front aspect.

## First Floor

### Landing

Having carpeted flooring, doors to bedrooms and bathroom, double glazed window to the side aspect, door to storage cupboard.

### Bedroom 1

Having carpeted flooring, fitted wardrobes, ceiling light point, radiator, double glazed window to the front aspect, door to en-suite.

### En-Suite

Having a WC, hand wash basin, shower cubicle, radiator, tiled splashbacks, ceiling light point.

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

Having a WC, hand wash basin, bathtub with shower above, foldable glass shower screen, laminate flooring, ceiling light point, double glazed window to the rear aspect.

## Outside

### Front

Having a tarmaced frontage with access to the front entrance door.

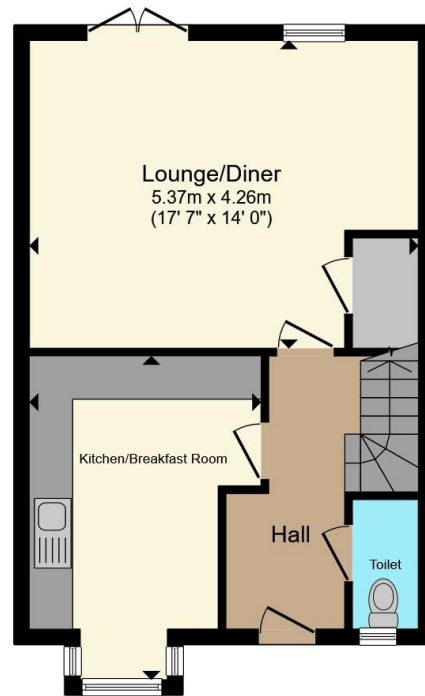
### Rear

Being an enclosed rear garden with patio and laid to lawn areas, with gated access to a driveway for off road parking.

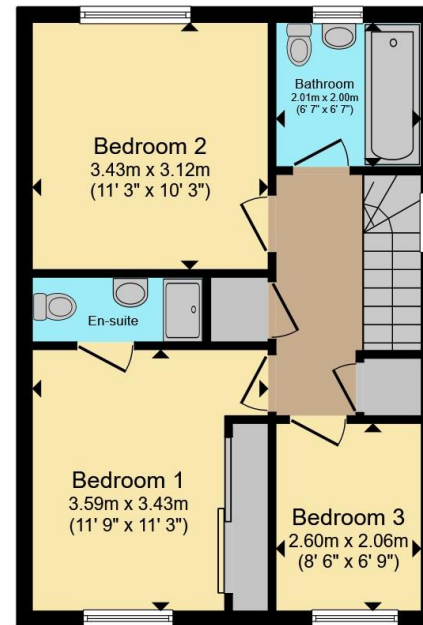








**Ground Floor**



**First Floor**

Total floor area 88.3 m<sup>2</sup> (950 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)

**Connells**

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10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108569](http://connells.co.uk/Property/CNK108569)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: CNK108569 - 0001