



Connells

Suthard Way
Hednesford, Cannock



Ground Floor

Entrance Hall

Having a composite front entrance door into the hallway, with tiled flooring, ceiling light point, door to storage cupboard, radiator, stairs to first floor, doors to dining room, living room, kitchen and guest WC.

Living Room

Having carpeted flooring, two ceiling light points, double glazed windows to the front and side aspects with double glazed french doors to the rear aspect.

Kitchen / Diner

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, double sink with drainer, integrated wall oven, integrated dishwasher, eight ring gas hob with extractor hood above and splashback, space for American style fridge / freezer, central kitchen island with storage, ceiling spotlights, under cabinet spotlights, radiator, space for dining furniture, tiled flooring, two velux windows, double glazed window and french doors to the rear aspect, door to utility room.

Utility Room

Having wall and base units with laminate worktops over, stainless steel sink with drainer, space and plumbing for appliances, tiled flooring, ceiling light point, UPVC door to the side aspect and door to kitchen.

Dining Room

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

Guest WC

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

First Floor

Landing

Having carpeted flooring, ceiling light point, door to storage cupboard, doors to bedrooms and bathroom.

Master Bedroom

Having carpeted flooring, two ceiling light points, two radiators, built in wardrobes, door to en-suite, double glazed windows to the front and rear aspects.

En-Suite

Having a WC, hand wash basin with storage below, walk in shower with shower above and glass shower screen, ceiling light point, tiled splashbacks, laminate flooring, double glazed window to the side aspect.

Bedroom 3

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

Bedroom 4

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

Family Bathroom

Having a WC, hand wash basin with storage below, bathtub, part tiled walls, laminate flooring, ceiling light point, double glazed window to the rear aspect.

Second Floor

Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and shower room.

Bedroom 2

Having carpeted flooring, ceiling light point, radiator, double glazed windows to the front and rear aspects.

Bedroom 5

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

Shower Room

Having a WC, hand wash basin with storage below, walk in shower cubicle with shower above, glass shower screen, part tiled walls, laminate flooring, ceiling light point, double glazed window to the rear aspect.

Outside

Front

Set in a desirable location with access to the front entrance door, with driveway parking to the side of the property and access to the double garage.

Double Garage

Rear

Being an enclosed land scaped rear garden with patio and artificial lawn areas ideal for entertaining, with gated access to the driveway and garage.









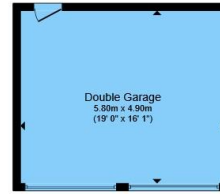
Ground Floor



First Floor



Second Floor



Garage

Total floor area 184.1 m² (1,982 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

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108562



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK108562 - 0002