



**Connells**

St. Johns Road  
Cannock



### Ground Floor

#### Dining Room

12' 2" x 11' 10" ( 3.71m x 3.61m )

Having a double glazed window to the front aspect, double glazed front entrance door, understairs storage cupboard, ceiling light point and door to lounge

#### Bathroom

Having two double glazed windows to the side aspect, WC, wash hand basin, bath with shower over, radiator, ceiling light point and vinyl flooring

#### Lounge

13' 9" x 12' 2" ( 4.19m x 3.71m )

Having a double glazed window to the rear aspect, stairs to first floor, radiator, ceiling light point, carpeted flooring and door to kitchen

#### Kitchen

11' 6" x 7' 3" ( 3.51m x 2.21m )

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, plumbing for dishwasher and washing machine, space for appliances, radiator, ceiling light point and double glazed windows and doors to the rear garden



## First Floor

### Bedroom 1

12' 2" x 11' 10" ( 3.71m x 3.61m )

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

### Bedroom 2

12' 2" x 8' 10" ( 3.71m x 2.69m )

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

### Bedroom 3

11' 6" x 7' 3" ( 3.51m x 2.21m )

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

## Outside

### Front

Having a low level brick wall with cast iron fencing and a brick paved pathway to front entrance door

### Rear

Having a paved patio area, laid to lawn and access to garage









Total floor area 83.6 m<sup>2</sup> (900 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: D Council Tax  
 Band: A

Tenure: Freehold

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