



**Connells**

Herondale  
Hednesford, Cannock



### Ground Floor

#### Conservatory

15' 1" x 8' 2" ( 4.60m x 2.49m )

Having a double glazed entrance door, double glazed windows, ceiling light point, tiled flooring and door to kitchen/lounge

#### Open Plan

16' 5" x 13' 5" ( 5.00m x 4.09m )

#### Lounge

Having an entrance door, double glazed windows, gas fireplace, radiator, ceiling light point, laminate flooring, stairs to first floor and open access to the kitchen

#### Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated oven with gas hobs and extractor hood over, plumbing for the washing machines, space for appliances, double glazed window, ceiling light point and vinyl flooring



## First Floor

### Landing

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

### Bedroom

13' 5" x 8' 2" ( 4.09m x 2.49m )

Having double glazed windows, radiator, ceiling light point, carpeted flooring, built in mirrored wardrobes and loft hatch

### Bathroom

Having a double glazed window, WC, wash hand basin, bath with shower over, part tiled walls, towel radiator, ceiling light point and vinyl flooring

## Outside

Having a graveled garden area and a variety of shrubs, plants and bushes

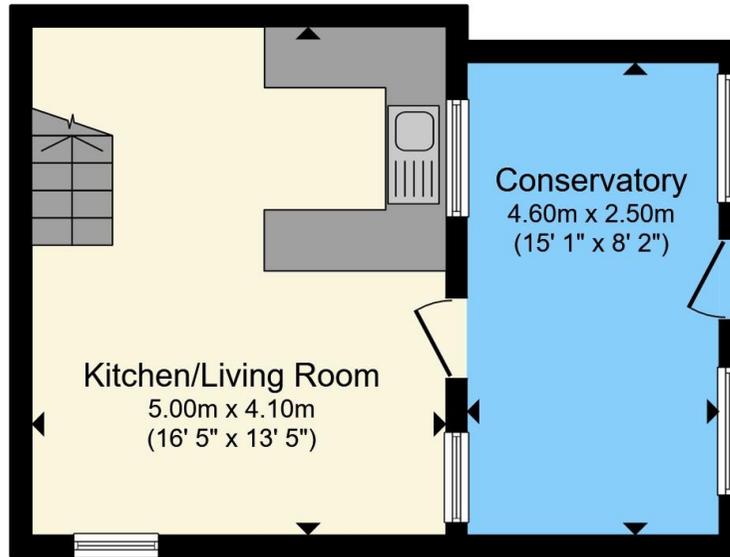
## Parking

Communal

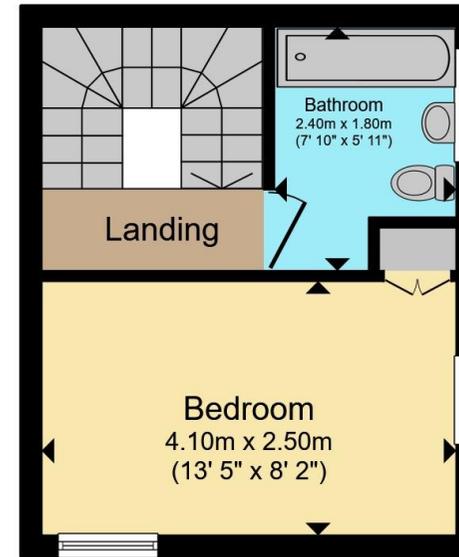








**Ground Floor**



**First Floor**

Total floor area 53.6 m<sup>2</sup> (576 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: A

Tenure: Freehold

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