



Connells

Whinchat Drive
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this three bedroom, semi detached property in Heath Hayes close to the Local Nature Reserve.

To the ground floor, the property briefly comprises of an entrance hallway providing access to the kitchen complete with plenty of cabinet space and plumbing for utility purposes. The converted garage offers a fantastic space for a range of uses such as office space, playroom or additional sitting room. The spacious lounge benefits from overlooking the rear and creates a perfectly sociable space offering enough room for dining furniture complete with double doors opening up to the conservatory offering a further entertaining space and doors leading to the rear garden. To the first floor having a shared family bathroom and three bedrooms with a ensuite to the master.

Externally to the rear having a paved patio area and tiered laid to astro turf lawn. To the front having a driveway suitable for multiple vehicles with pathway for side access to the rear.

The property is within walking distance of the new and exciting McartherGlen designer outlet and is well placed to provide easy access to Cannock town centre, offering a wide range of amenities with both local & national bus and train services available with alternative commuter benefits including the A460, A5 and M6 toll road linking the midlands motorway network.

Ground Floor

Hallway

Being a through hallway with access to the kitchen, family room, WC and lounge, radiator, ceiling light point and a fitted floor mat

Kitchen

10' 6" x 7' 10" (3.20m x 2.39m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and half bowl sink, electric oven with electric hob and cookerhood over, plumbing for dishwasher, space for appliances, tiled splashbacks, ceiling light point and a double glazed window to the front aspect

Family Room

15' 4" x 7' 10" (4.67m x 2.39m)

Being a perfect space for an additional sitting room, office/study or playroom, having a double glazed windows to the front and side aspects, laminate flooring, ceiling light point and radiator

Lounge/ Diner

18' 10" x 11' 2" (5.74m x 3.40m)

Having a double glazed window to the rear aspect and doors leading to the conservatory, radiator, two ceiling lights, wall light, laminate flooring, stairs to first floor and space for dining furniture

Conservatory

10' 10" x 9' 6" (3.30m x 2.90m)

Being a UPVC conservatory with double glazed windows to the rear and side aspects, double doors leading to the garden, laminate flooring and ceiling light point

First Floor

Landing

Having access to all bedrooms, bathroom and loft access

Bedroom 1

11' 6" x 10' 10" (3.51m x 3.30m)

Having a double glazed window to the front aspect, built in wardrobes, radiator, ceiling light point, carpeted flooring and door to en-suite

En-Suite

Having a double glazed window to the front aspect, WC, wash hand basin, shower, tiled walls, ceiling light point and vinyl flooring

Bedroom 2

11' 2" x 10' (3.40m x 3.05m)

Having a double glazed window to the rear aspect, built in wardrobes, radiator, ceiling light point and carpet flooring

Bedroom 3

9' 1" x 8' 2" (2.77m x 2.49m)

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

Bathroom

Having a double glazed window to the side aspect, WC, wash hand basin, bath with shower attachment, part tiled walls, radiator, ceiling light point, extractor fan and vinyl flooring

Outside

Front

Having a brick paved driveway suitable for multiple vehicles and side access to the rear garden

Rear

Having a paved patio area and laid to astro turf lawn









Total floor area 103.7 m² (1,117 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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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