



**Connells**

Columbian Drive  
Cannock

# Columbian Drive Cannock WS11 6NH

for sale offers over  
**£240,000**



## Property Description

A beautifully presented three-bedroom Semi Detached home, offering stylish and well-balanced living throughout.

The property opens into a welcoming hallway, leading to a bright front living room. To the rear, an impressive open-plan kitchen and dining area features modern shaker-style units and provides direct access to the garden-perfect for both everyday living and entertaining.

Upstairs, there are three bedrooms, including two spacious doubles with built-in wardrobes, along with a family bathroom.

Outside, the home continues to impress. The front garden is attractively landscaped with a lawn and colourful floral displays, alongside a brick-paved driveway to the side. The rear garden is exceptionally well maintained, featuring a paved patio, lawn, and a variety of flowers, trees, and shrubs. A decking area offers additional seating space, complemented by a renovated summer house and two garden sheds. Gated side access leads to the front of the property.

The property is well located within walking distance of Cannock Town Centre, offering a wide range of amenities, small businesses, traditional markets and both Primary & Secondary Schools. Commuter benefits 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

### Hallway

Having a double glazed front entrance door, vinyl flooring, radiator, ceiling light point, stairs to the first floor and doors to living room and kitchen

### Living Room

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

### Kitchen/Diner

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 stack, extractor fan, tiled splash-backs, plumbing for the washing machine, space for appliances, radiator, two ceiling light points, laminate flooring, space for dining furniture, double glazed window to the rear aspect and a double glazed door to the rear garden

## First Floor

### Landing

Having carpeted flooring, ceiling light point, carpeted flooring, loft hatch and doors to the bedrooms and bathroom

## Bedroom 1

Having a double glazed window to the front aspect, fitted wardrobes, over bed storage space, radiator, ceiling light point and carpeted flooring

## Bedroom 2

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

## Bedroom 3

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

## Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, bath with shower over, tiled walls, radiator, ceiling light point and carpeted flooring

## Outside

## Front

Having a brick paved driveway to the side, lawn area to the front, floral borders and gated access to the rear garden

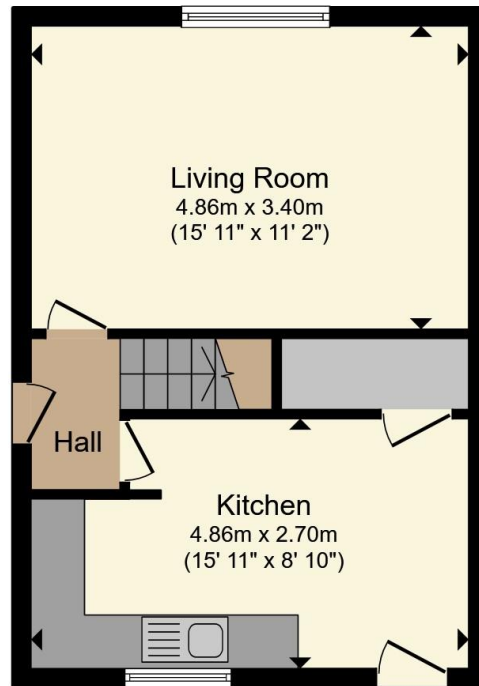
## Rear

Having a paved patio area, lawn area, mature borders with a variety of shrubs, trees and floral displays, rear decking area, two garden sheds and a summer house

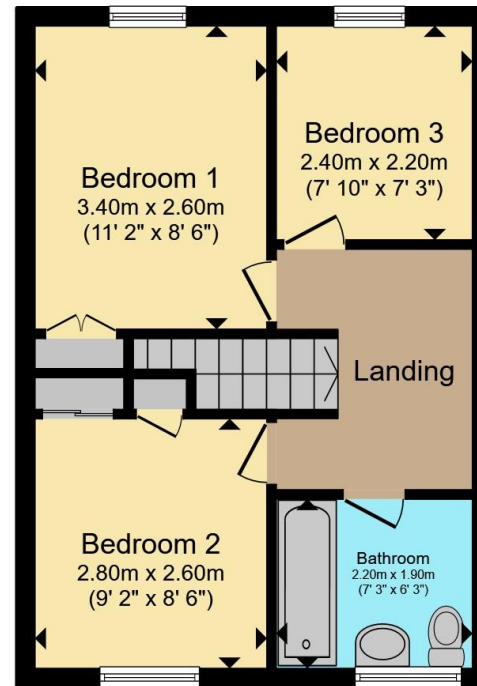








**Ground Floor**



**First Floor**

Total floor area 70.6 m<sup>2</sup> (759 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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To view this property please contact Connells on

**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
CANNOCK WS11 1AH

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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