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**flint & co**

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**Client Approval**

I/We have checked these Sales Particulars and find them to be an accurate reflection of the property & any fixtures & fittings included. I/We will provide details should any material changes take place in the future.

Signed.....

Signed.....

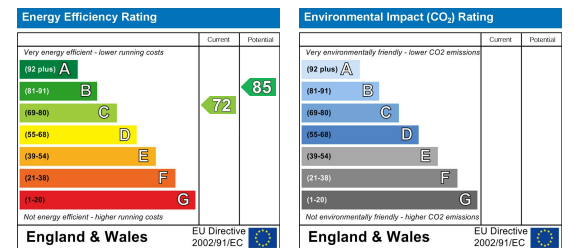
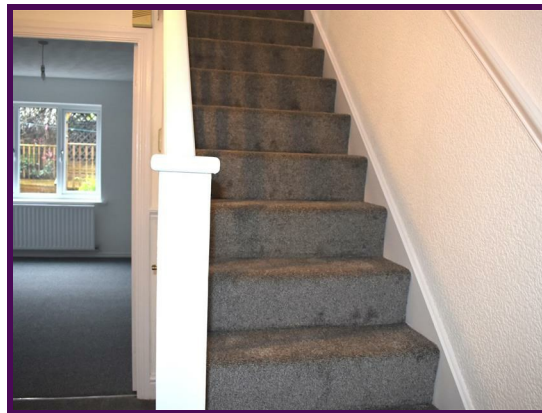
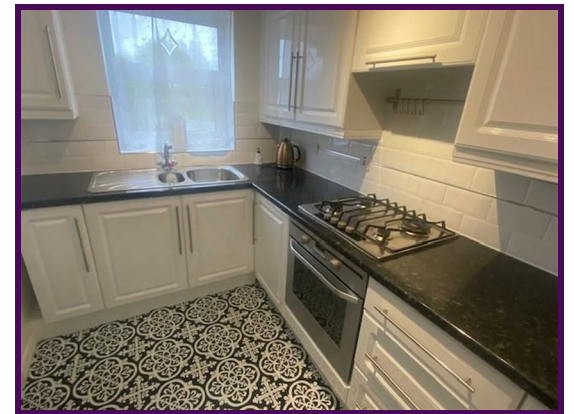
Dated.....



**1 Blake Close, Cannock, WS11 5UB**

**Offers in excess of £245,000 Freehold**





\*\*\*\*GREAT POSITION\*\*\*\* An extended and very well presented spacious 3 bedroom semi detached house positioned on a corner plot overlooking woodland and green space. The property is also ideally located close to shops, amenities, public transport routes and good school catchment. In brief the property details are as follows: Entrance porch, entrance hallway, Kitchen with built in appliances, lounge and separate dining room, master bedroom with En suite shower room, two further bedrooms with built in wardrobes, refitted modern bathroom, garden to rear, block paved driveway to fore and a larger than average garage. \*\*\*\*NO UPWARD CHAIN\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\*

**Points of Interest**

- A very well presented and improved three bedroom semi detached house
- Dining room
- Master bedroom with en suite shower
- Refitted family bathroom
- Driveway to fore and garage
- Lounge
- Kitchen with built in appliances
- Two further bedrooms
- Garden to rear
- \*\*\*\*NO UPWARD CHAIN\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\*

**Agents note:** Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Council tax band: B Tenure: Freehold

