



Cannock office: Telephone: 01543 62 44 00 E-mail: info@flintandco.com

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.....

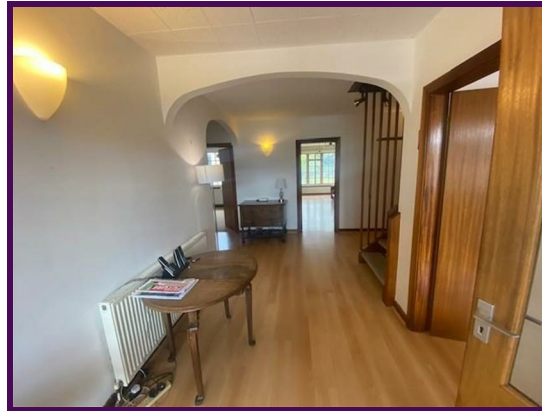


flint & co
flintandco.com 01543 624400



16 Dorchester Road, Cannock, WS11 1QF

£2,495



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(91-101) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

A deceptively spacious 5/6 bedroom detached bungalow ideally located in a very desirable area close to Cannock Town Centre, shops, amenities and public transport routes. The property is positioned in a generous corner plot and set behind a good sized driveway offering ample off road parking and double garage. The property accommodation in brief comprises of: Large entrance hallway, lounge, three ground floor DOUBLE BEDROOMS, shower room and additional bathroom, guest cloakroom, refitted modern kitchen and utility room, separate dining room (or potential 6th bedroom, Upstairs there is an additional sitting area and two further double bedrooms. Outside there is a good sized garden with a paved patio and lawn area, there is a block paved driveway to the fore.

*****VIEWING ESSENTIAL TO APPRECIATE SIZE AND LOCATION*****

Points of Interest

- A very spacious 5/6 bedroom detached bungalow
- Lounge and separate dining room
- 5 DOUBLE BEDROOMS
- First floor reception room
- Driveway and double garage
- DESIRABLE AREA
- Kitchen, Utility room, guest cloak room
- Bathroom and additional shower room
- Good sized rear garden
- *****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: E Tenure:

