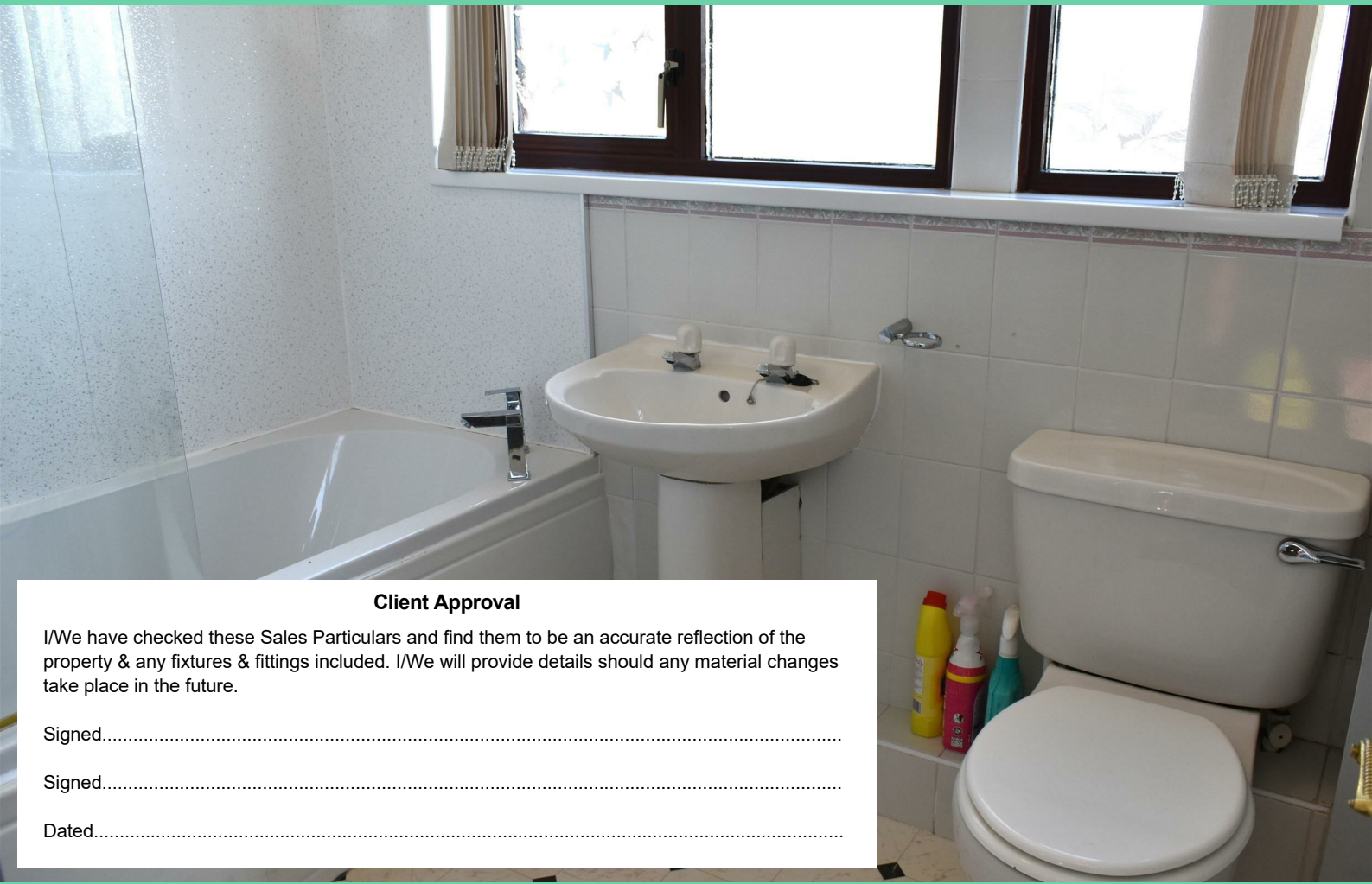




flint & co

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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.....

8 Belmont Avenue, Cannock, WS11 1JQ

£275,000

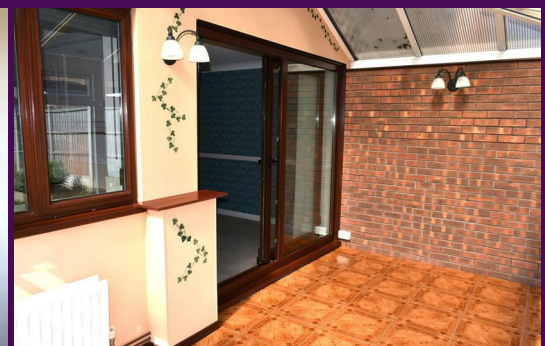
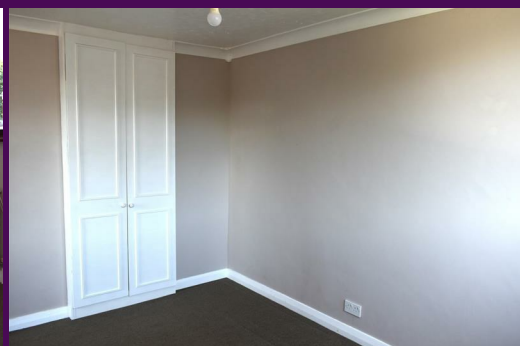
Welcome to Belmont Avenue, Cannock - a charming property that boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, making it the perfect family home. This delightful house spans 893 sq ft, providing ample space for comfortable living.

Situated in the very desirable area of Shoal Hill this property is conveniently located close to Cannock town centre, offering easy access to a range of amenities and services. The proximity to the motorway network ensures excellent connectivity for those who commute regularly.

One of the standout features of this property is the conservatory, which adds a touch of elegance and provides a lovely space to relax and unwind. The extended kitchen is perfect for those who love to cook and entertain, offering plenty of room for culinary creativity.

With parking available for 2 vehicles, you'll never have to worry about finding a spot for your car. Whether you're looking to settle down in a peaceful neighbourhood or seeking a family-friendly environment, this property ticks all the boxes. Don't miss out on the opportunity to make this house your home in the heart of Cannock.

***** NO UPWARD CHAIN*****



Entrance hallway

Having a ceiling light point, power points, radiator, stairs off to first floor, a door into the kitchen and door into the lounge.

Lounge area

16'4" x 10'4" (4.98m" x 3.15m")

Having a ceiling light point, power points, feature Adams style fireplace housing a living flame gas fire, and a double glazed bow window to the front.

Dining area

9'2" x 8'8" (2.79m" x 2.64m")

Having a ceiling light point, power points, radiator and a double glazed patio door into the conservatory.

Conservatory

15'4" x 7'11" (4.67m" x 2.41m")

Having two wall light points, radiator, tiled flooring and French doors to rear garden.

Kitchen

16'4" x 8'5" (4.98m" x 2.57m")

Having a range of wall mounted and base units with roll top work surfaces over incorporating an acrylic sink and drainer, plumbing for a washing machine, space for a fridge and freezer, space for a cook, extractor hood, tiled flooring, radiator, power points, two ceiling light points and a double glazed window and door to the rear.

First floor landing

Having a ceiling light point, power point, airing cupboard, a double glazed window to the side and doors to:

Master bedroom

10'11" x 10'8" (3.33m" x 3.25m")

Having a ceiling light point, power points, radiator, built in wardrobes and a double glazed window to the front.

Bedroom two

12'2" x 8'8" (3.71m" x 2.64m")

Having a ceiling light point, radiator, power points, built in wardrobes and a double glazed window to the rear.

Bedroom three

8' x 6'2" (2.44m x 1.88m")

Having a ceiling light point, power points, radiator and a double glazed window to the rear.

Family bathroom

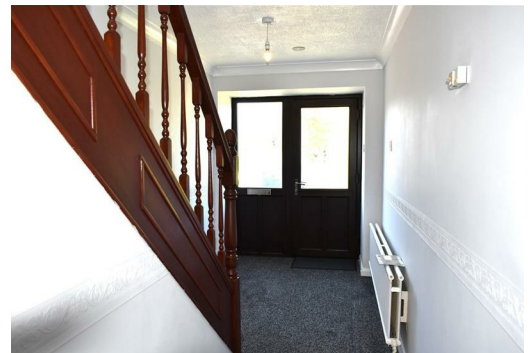
A white suite comprises of : low level WC, pedestal wash hand basin, bath with shower over, partially tiled walls, heated towel rail and a double glazed window to the rear.

Outside

To the front of the property there is lawn area with shrubs and a driveway offering off road parking. There is an enclosed rear garden with a lawn and paved patio.

Garage

Having an up and over door.



Council tax band: C Tenure: Freehold

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.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs 82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | 84 | Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

