



**flint & co**  
flintandco.com 01543 624400

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.

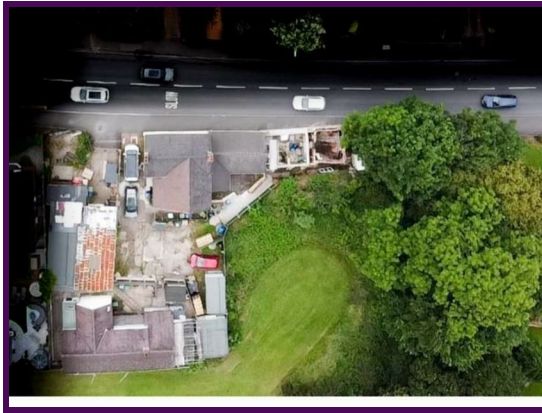
Signed.....

Signed.....

Dated.....

**1, 3A & 3B Forge Street, Hednesford, Cannock, Staffordshire, WS12 1DD**

**£265,000 Freehold**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

\*\*\*\*\*INVESTMENT OPPORTUNITY\*\*\*\*\*ONE BEDROOM BUNGALOW (ALL PROPERTIES CURRENTLY RENTED OUT) TWO SPACIOUS ONE BEDROOM APARTMENTS \*\*\*PLEASE CALL FOR FURTHER INFORMATION\*\*\*\*\*

Situated within close proximity to Hednesford Town Centre, public transport routes and good school catchment area.

VIEWING IS ESSENTIAL TO APPRECIATE ENHANCEMENT POTENTIAL OR A DEVELOPMENT OPPORTUNITY.

**Points of Interest**

- One bedroom bungalow
- Two one bedroom apartments
- CALL 01543624400 FOR MORE DETAILS

**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: Tenure: Freehold

