



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



flint & co

flintandco.com 01543 624400

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.....



38 Wolverhampton Road, Cannock, WS11 1AH

£995



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(92-100) 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

Nestled on Wolverhampton Road in the charming town of Cannock, this traditional three-bedroom house is a hidden gem waiting to be discovered. The property boasts a deceptive spaciousness that is sure to surprise and delight you.

As you step inside, you are greeted by a well-appointed lounge, a cosy dining room, and a functional kitchen. The convenience of a ground floor bathroom adds a practical touch to this lovely home. Upstairs, you will find three bedrooms, with the third bedroom conveniently accessible through the second, offering flexibility for various living arrangements. The property also features a garden, providing a tranquil outdoor space to relax and unwind.

Situated in the town centre, this house offers the best of both worlds - a peaceful retreat with the convenience of urban amenities just a stone's throw away. With off-road parking available for one vehicle, you can bid farewell to the hassle of searching for parking spaces.

Points of Interest

- A deceptively spacious three bedroom house
- Lounge
- Dining room
- Kitchen
- Ground floor bathroom
- Three good sized bedrooms
- Garden to rear
- Off road parking
- TOWN CENTRE LOCATION
- SORRY NO SMOKERS

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: A Tenure:

