

flint & co

flintandco.com 01543 624400

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



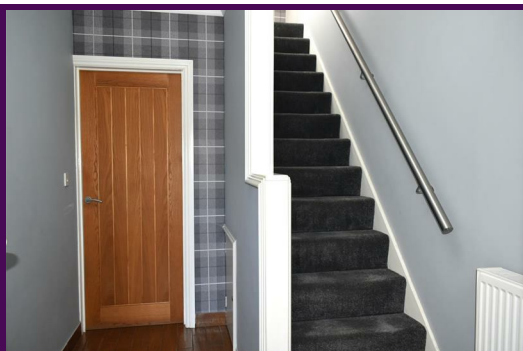
254 Longford Road, Cannock, WS11 1NE Offers over £315,000

Nestled on Longford Road in the charming town of Cannock, this delightful house is a true gem waiting to be discovered. Boasting 1 reception room, 3 cosy bedrooms, and a well-appointed bathroom, this property offers a comfortable living space perfect for families with the added potential for further extension (subject to relevant planning permission). There is also a loft room which is boarded along with windows which could be an additional room with versatile usage.

This extended family home is a blend of modern convenience and traditional charm. The low maintenance garden is a tranquil retreat, complete with a summerhouse at the bottom, ideal for relaxing or entertaining guests.

Conveniently located near Cannock Town Centre and Cannock Chase, this residence offers the best of both worlds - a peaceful neighbourhood with easy access to amenities. With close proximity to transport routes, the train station, and reputable schools, this home is perfect for those seeking convenience and a sense of community.

The garage has been converted into an extra room, providing additional living space, while the front driveway offers ample off-road parking for your vehicles. A viewing is highly recommended to truly appreciate the warmth and character this property exudes. Don't miss out on the opportunity to make this house your home sweet home in Cannock.



Entrance Hallway

Entrance through porch, double glazed front door, having inset ceiling light, power points, radiator, tiled flooring, door to lounge/diner.

Lounge/Diner

15'02 x 21'04 (4.62m x 6.50m)

Having ceiling light points, power points, radiators, stone effect fire place with electric fire, double glazed window to front, French doors to rear, door to kitchen.

Kitchen

8'09 x 9'04 (2.67m x 2.84m)

Having a range of wall mounted and base units with roll top work surfaces incorporating a sink and drainer, space for free standing cooker and fridge, part wall tiled, power points, radiator, storage cupboard, tiled flooring, having ceiling light point and door to utility.

Utility

6'04 x 10'04 (1.93m x 3.15m)

Having a range of wall mounted units with roll top work surfaces, space for washing machine and tumble-dryer or fridge, power points, ceiling spot lights, tiled flooring double glazed door to rear and door to office/spare room.

Office/Spare Room

11'02 x 15'08 (3.40m x 4.78m)

Double glazed door and window to front, part finished walls, power points, ceiling light points, concrete flooring (previously garage - converted)

Guest Cloakroom

A suite comprises of: low level WC, hand basin, part tiled, double glazed window to rear, tiled flooring.

Family Bathroom

7'03' x 5'04 (2.21m' x 1.63m)

A suite comprises of; low level WC, walk in shower, wash hand basin, radiator, fully tiled, ceiling spot light, double glazed window obscured window to rear.

Bedroom One

11'06 x 9'05 (3.51m x 2.87m)

Having ceiling light points, power points, radiator, laminate flooring, double glazed window to rear.

Bedroom Two

11'06 x 11'09 (3.51m x 3.58m)

Having ceiling light points, power points, radiator, laminate flooring, double glazed window to front.

Bedroom Three

8'11 x 8'09 (2.72m x 2.67m)

Having ceiling light points, power points, radiator, laminate flooring, double glazed window to front.

First Floor Landing

Having ceiling light point, window to side,

Outside

To the front of the property there is a block paved driveway offering ample off road parking. There is a low maintenance rear garden with various paved patio seating areas, summerhouse and garden shed.

Bar/Gym Room (Su

18'08 x 14'00

Summer house locate glazed window and Fr space either side of st



ver points, two double d floor. Storage



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	85	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 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

