

No Chain



**RUDYARD WAY,
CANNOCK, WS11 0GL
£175,000 : FREEHOLD**

MID TOWN HOUSE PROPERTY BENEFITING FROM THREE BEDROOMS WITH OFF ROAD PARKING FOR TWO CARS IDEALLY LOCATED FOR SCHOOLS, SHOPS AND AMENITIES

- ❖ Open Plan Lounge
- ❖ Fitted Breakfast Kitchen
- ❖ Ground Floor Guest WC
- ❖ Three Bedrooms
- ❖ Bathroom

- ❖ Off Road Parking
- ❖ Rear Garden
- ❖ Central Heating
- ❖ Double Glazing
- ❖ No Chain

THESE SALE PARTICULARS SHOULD BE READ IN CONJUNCTION WITH THE FORMAL NOTICES BELOW



01543 50 54 54



19 Wolverhampton Road, Cannock, Staffordshire. WS11 1DG

Facsimile: 01543 466913

E-mail: info@bootandson.co.uk

Web: www.bootandson.co.uk

Rudyard Way, Cannock

All measurements given are approximate and for guidance purposes only
All photographs have been taken with an extra wide angle lens.

ON THE GROUND FLOOR:

RECEPTION HALLWAY - 4ft 5ins x 3ft 8ins (1.35m x 1.12m) with ceiling light point, radiator and door leading to:-

GUEST WC - 4ft 10ins x 3ft 7ins (1.47m x 1.09m) with low flush WC, wash hand basin, ceiling light point, tile floor and radiator.

LOUNGE - 16ft 3ins x 14ft 9ins maximum x 9ft 11ins minimum (4.95m x 4.50m maximum x 3.02m minimum) with double glazed window to front elevation, ceiling light point, two radiators, stairs off to first floor and door to:-



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FITTED BREAKFAST KITCHEN - 14ft 8ins x 8ft 10ins (4.47m x 2.69m) with double glazed window to rear elevation and French doors to rear garden, range of matching wall and base units with one and a half bowl sink unit, integrated cooker with gas hob and extractor over, integrated fridge freezer, integrated washing machine, Ideal Logic combination boiler, breakfast area, door to built in cupboard.



ON THE FIRST FLOOR:

LANDING - with ceiling light point, loft access and doors to the following rooms.

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BEDROOM ONE - 13ft 11ins x 8ft 0ins (4.24m x 2.44m) with double glazed window to front elevation, ceiling light point and radiator.



BEDROOM TWO - 11ft 2ins x 8ft 0ins (3.40m x 2.44m) with double glazed window to rear elevation, ceiling light point and radiator.

BEDROOM THREE - 8ft 9ins x 6ft 4ins (2.67m x 1.93m) with double glazed window to front elevation, ceiling light point, radiator and built-in storage.



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PART TILED BATHROOM - 6ft 4ins x 6ft 6ins (1.93m x 1.98m) with double glazed window to rear elevation and suite comprising panelled bath with shower over, low level WC, wash basin, tiled floor, part tiling to walls and radiator.



OUTSIDE

GARDENS - to the rear there is decking ideal for garden furniture leading to lawned garden with rear gated access and shed. To the front there are two car parking spaces



GAS FIRED CENTRAL HEATING – is installed, run from the Ideal Logic boiler located in the kitchen.

ALL MAINS SERVICES - are available.

TENURE - We have been advised by the Vendor that the property is Freehold. We have not been able to confirm this by reference to the Title Deeds and this therefore will be verified by the Vendor's Solicitors during pre-contract enquiries.

COUNCIL TAX BAND - B

Rudyard Way, Cannock

VIEWING BY PRIOR APPOINTMENT - arranged with the Agents at their Cannock Office.

VACANT POSSESSION WILL BE GIVEN UPON COMPLETION OF THE PURCHASE

Upon a receipt of an accepted offer to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Proceeds of Crime Act 2002 and The Terrorism Act 2000, we are duty bound to carry out due diligence on all purchaser to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes.

A record of the search will be retained.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that these particulars have been prepared by us on the basis of information provided to us by our Client.

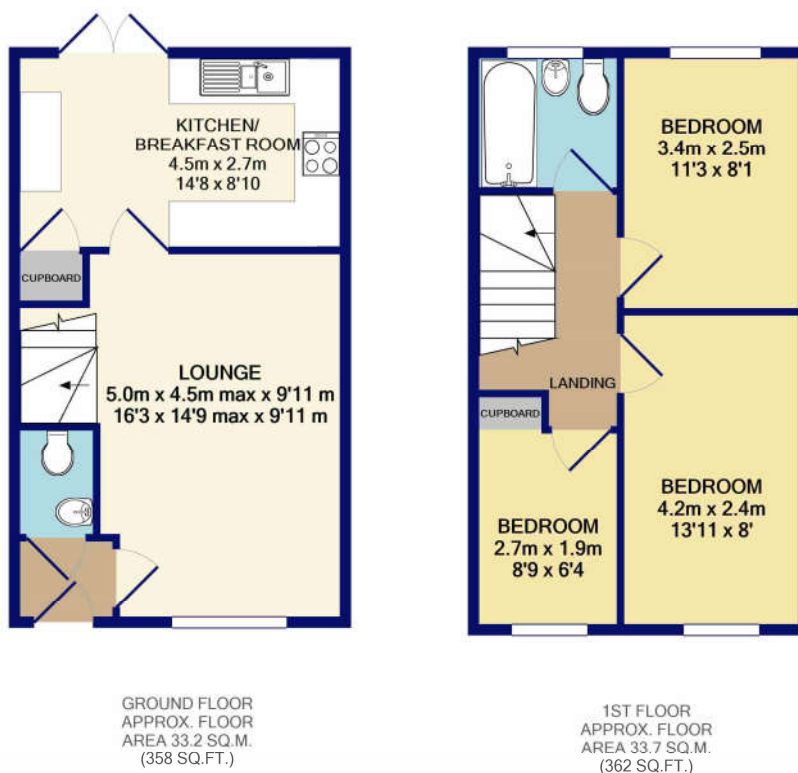
The gas or electric heaters and other gas or electric appliances which are mentioned in these details have not been tested by us as we are not qualified to do so.

Purchasers are, therefore, advised to undertake their own tests should they consider this necessary. No Warranty given.

NOTICE: Boot And Son for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Boot and Son has any authority to make or give any representation or warranty whatsoever in relation to this property.

PTS/5880/MP/DG/17022020



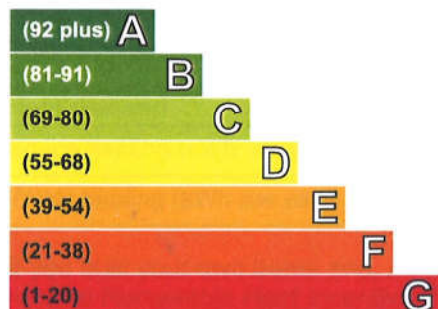
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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For Identification Purposes Only - Not To Scale

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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
81	95

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.