



Connells

Blackfords Court  
Cannock



### Entrance Hallway

Having intercom access, radiator, ceiling light point, carpeted flooring, storage cupboard and doors to all rooms

### Lounge Area

13' 6" x 16' 5" ( 4.11m x 5.00m )

### Kitchen/Diner

10' 4" x 16' 5" ( 3.15m x 5.00m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink drainer, integrated electric oven, extractor hood, space for appliances, spotlights and tiled flooring



## Bedroom 1

15' 1" x 10' ( 4.60m x 3.05m )

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point, radiator and large fitted wardrobes

## Bedroom 2

9' 8" x 7' 5" ( 2.95m x 2.26m )

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

## Bathroom

Having a WC, wash hand basin, bath with shower over, towel radiator, ceiling spotlights, tiled walls and tiled flooring

## Outside

Having allocated parking







To view this property please contact Connells on

**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CNK107165](https://connells.co.uk/Property/CNK107165)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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