



Connells

John Street
Wimblebury, Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this THREE BEDROOM Mid-Terraced property located in Wimblebury, CLOSE TO CANNOCK CHASE!

DECEPTIVELY SPACIOUS THROUGHOUT and briefly comprising to the Ground Floor of a fully fitted kitchen and generous living room with patio doors leading to the rear garden. To the First Floor having THREE BEDROOMS and a family bathroom.

Externally benefiting from having an enclosed rear garden and parking to the front of the property.

This property is perfectly located in a desirable area within walking distance of the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. The property also benefits from being close to Beaudesert Golf Club, Hednesford Hills Local Nature Reserve, Primary & Secondary schools and Cannock Town Centre offering a wide range of amenities, small businesses and traditional markets. Commuter benefits include having both Local & National Bus and Train services available.



Ground Floor

Hallway

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

Kitchen

9' 4" x 11' 8" (2.84m x 3.56m)

Being a fully fitted kitchen comprising of wall, base and drawer units with laminate work tops over, double glazed window to the front aspect, gas hob with oven under, plumbing for washer/dryer, breakfast bar area, tiled flooring and ceiling spot light.

Living Room

13' 5" x 15' 8" (4.09m x 4.78m)

Having laminate flooring, double glazed patio doors and windows to the rear aspect and centre ceiling light.

First Floor

Landing

Having carpeted flooring, ceiling light point and access to all bedrooms and family bathroom.

Bedroom 1

9' 7" x 13' 8" (2.92m x 4.17m)

Having carpeted flooring, double glazed window to the rear aspect, radiator, fitted wardrobes across/above the bed and ceiling and wall light points.

Bedroom 2

11' 10" x 9' 6" (3.61m x 2.90m)

Having a double glazed window to the front aspect, radiator and centre ceiling light.

Bedroom 3

8' 8" x 5' 11" (2.64m x 1.80m)

Having a double glazed window to the front aspect, laminate flooring, centre ceiling light.

Bathroom

Having laminate flooring, radiator, WC, bath with shower overhead, wash hand basin and ceiling light point

Outside

Front

Having a concrete area at the front of the property suitable for parking at least one vehicle.

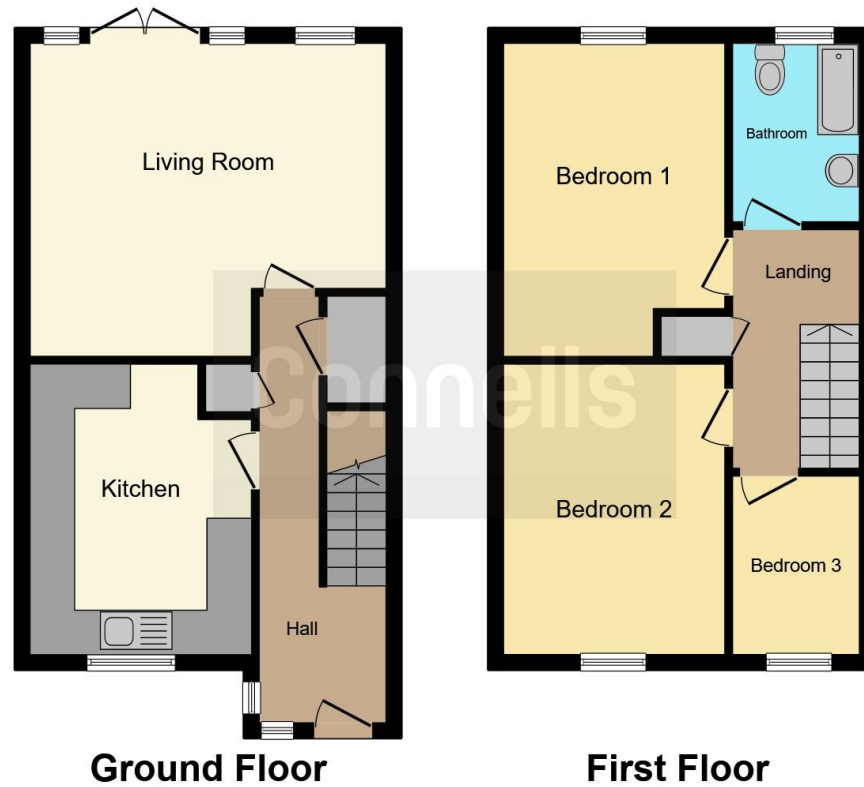
Rear

Having a patio area and large lawn area, garden shed and gate access to the rear of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaiting

Tenure: Leasehold

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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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