



Connells

St. Johns Road
Cannock

St. Johns Road
Cannock, WS11 0AN

for sale offers over
£180,000



Property Description

Train Station, A460, A5 and M6 toll road linking the midlands motorway network.

CONNELLS ESTATE AGENTS are pleased to market For Sale this Semi-Detached property located in Cannock, within walking distance of the Town Centre.

To the Ground Floor, the property briefly comprises of an entrance hallway for access to the front lounge and dining room. The front lounge features an attractive walk-in bay window offering, space, shape and an influx of natural light to flood the room. The dining room benefits greatly from having a cosy log burner and open access to the kitchen, creating a sociable setting for all the family to enjoy. From here having a greatly desired Guest WC and utility room.

To the First Floor having TWO DOUBLE BEDROOMS each with fitted wardrobes, and a generous shower room.

Externally benefiting from having gated access to the brick paved pathway leading to the front entrance door. To the rear having a brick paved patio area, laid to lawn complete with floral borders, garden shed and gated side access to the front.



The property is well located to provide easy access to Cannock Town Centre offering a wide range of amenities, small businesses and traditional markets, with both local & national bus and train services available. The location also benefits from being just a few minutes away from well known Cannock Chase, loved for its outstanding natural beauty, scenic landscapes, wildlife and history. Commuter benefits include Cannock

Ground Floor

Hallway

Having a double glazed side entrance door, doors to living room and dining area and stairs to first floor

Lounge

11' 11" x 13' 3" (3.63m x 4.04m)

Having a double glazed bay window to the front aspect, radiator, fireplace, wall light, ceiling light point, carpeted flooring and door to hallway

Open Plan Kitchen/Diner

Dining Area

11' 10" x 12' 10" (3.61m x 3.91m)

Having a double glazed window to the rear aspect, inglenook fireplace with log burner, radiator, ceiling light point, solid wood flooring and open archway to the kitchen

Kitchen Area

7' 8" x 10' 1" (2.34m x 3.07m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated electric oven, extractor hood, tiled splash-backs, space for appliances, spotlights, solid wood flooring, door to utility/WC, double glazed window to the side aspect and double glazed door to access the rear garden

Utility With Wc

6' 8" x 7' 7" (2.03m x 2.31m)

Having a double glazed window to the side

aspect, WC, wash hand basin, plumbing for the washing machine, space for appliances, part tiled walls, ceiling light point and solid wood flooring

First Floor

Landing

Bedroom 1

10' 11" x 12' (3.33m x 3.66m)

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

Bedroom 2

7' 11" x 13' (2.41m x 3.96m)

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

Shower Room

Having a double glazed window to the rear aspect, WC, vanity wash hand basin, corner shower cubicle, ceiling light point and tiled walls and flooring

Outside

Front

Having a brick paved pathway to the side entrance door and gated side access to the rear garden

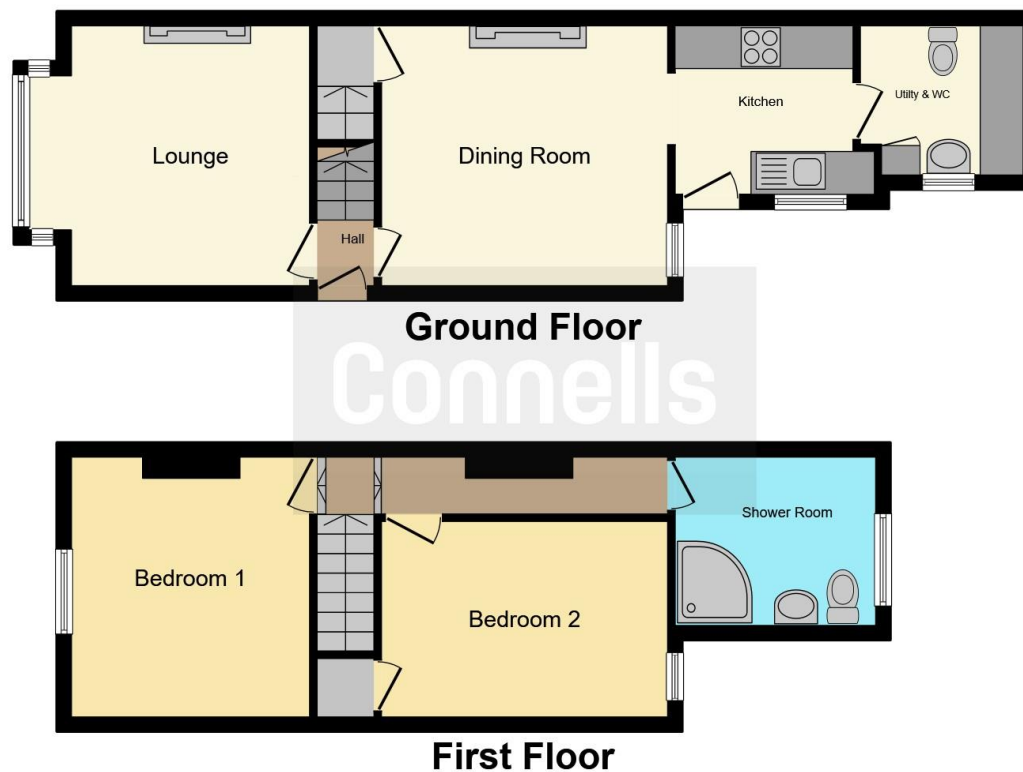
Rear

Having a brick paved patio area, laid to lawn, floral borders and garden shed









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

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T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: D

Tenure: Freehold

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