



Connells

Colliers Way
Huntington, Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this FIRST FLOOR FLAT located in Cannock - having TWO BEDROOMS, EXCELLENT COMMUTER LINKS and CLOSE TO LOCAL AMENITIES!

Briefly comprising of an entrance hall with storage, with access to lounge/diner and kitchen and two bedrooms. The kitchen comes fully fitted with contemporary kitchen units, plumbing for utility purposes and space for appliances. The lounge is open plan with space for dining furniture, creating a modern and sociable setting. The two generous bedrooms and bathroom complete the property.

Externally benefiting from having allocated parking.

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



First Floor

Entrance Hall

Having laminate flooring, storage cupboard, ceiling light point, radiator, doors to bedrooms, lounge and bathroom

Lounge

6' 7" x 15' 7" max (2.01m x 4.75m max)

Having two double glazed windows to the front aspect, door to kitchen, radiator, ceiling light point, carpeted flooring, space for dining furniture.

Kitchen

9' 8" x 7' 4" (2.95m x 2.24m)

Having a double glazed window to the front aspect, ceiling light point, laminate flooring, space for white appliances, tiled splashbacks, radiator, wall and base units with laminate worktops over, sink with drainer.

Bedroom 1

9' 7" x 12' 6" (2.92m x 3.81m)

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

Bedroom 2

7' 9" x 9' 1" (2.36m x 2.77m)

Having a double glazed window to the rear aspect, laminate flooring, radiator, ceiling light point.

Bathroom

Having a WC, bath with shower over, glass shower screen, hand wash basin, tiled splashbacks, laminate flooring, radiator, ceiling light point.

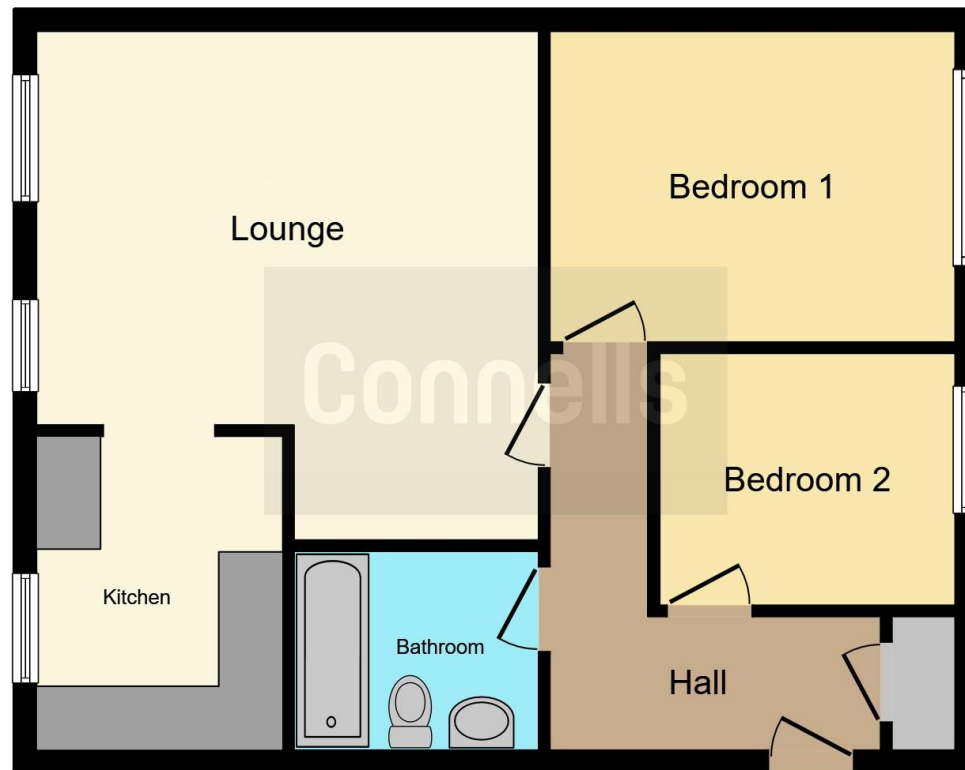
Outside

Having two allocated parking spaces









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: B

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK107740

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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Property Ref: CNK107740 - 0001