



Common Walk Cannock, WS12 4NB

For sale offers over
£140,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic TWO BEDROOM END OF TERRACE property located in Cannock! A perfect opportunity for first time buyers or investors.

To the Ground Floor briefly comprising of a lounge/diner, fully fitted kitchen and conservatory - offering an additional living space downstairs. To the First Floor having TWO double bedrooms and a family bathroom.

Externally benefiting from being an end of terrace on a generous sized corner plot with an ample amount of land surrounding! Parking is also available to the rear of the property.

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.

Ground Floor

Hallway

Having a UPVC entrance door, laminate flooring, ceiling light point, radiator, doors to lounge and kitchen and stairs to First Floor.

Lounge / Dining Room

20' 11" x 9' 9" (6.38m x 2.97m)

Having laminate flooring, fireplace, ceiling light point, french doors to conservatory, space for dining furniture, double glazed window to the front aspect.

Kitchen

11' 10" x 8' 11" (3.61m x 2.72m)

Being a fully fitted kitchen with a range of wall and base units with laminate worktops over, space for appliances, tiled splashbacks, laminate flooring, ceiling light point, radiator, double glazed window to the rear aspect, door to lounge / diner, door to rear garden.

Conservatory

11' x 8' 2" (3.35m x 2.49m)

Having a UPVC frame with double glazed windows and french doors to the rear garden, laminate flooring.

First Floor

Landing

Having carpeted flooring, ceiling light point, loft access, doors to bedrooms and bathroom, storage cupboard, double glazed window to the front aspect.

Bedroom 1

13' 1" x 9' 11" (3.99m x 3.02m)

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

Bedroom 2

10' 8" x 9' 10" (3.25m x 3.00m)

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

Bathroom

Having a bathtub with electric shower over, WC, hand wash basin with storage, vinyl flooring, tiled walls, ceiling light point, double glazed window to the rear.

Outside

Front

Having a generous laid to lawn area with footpath leading to the front door.

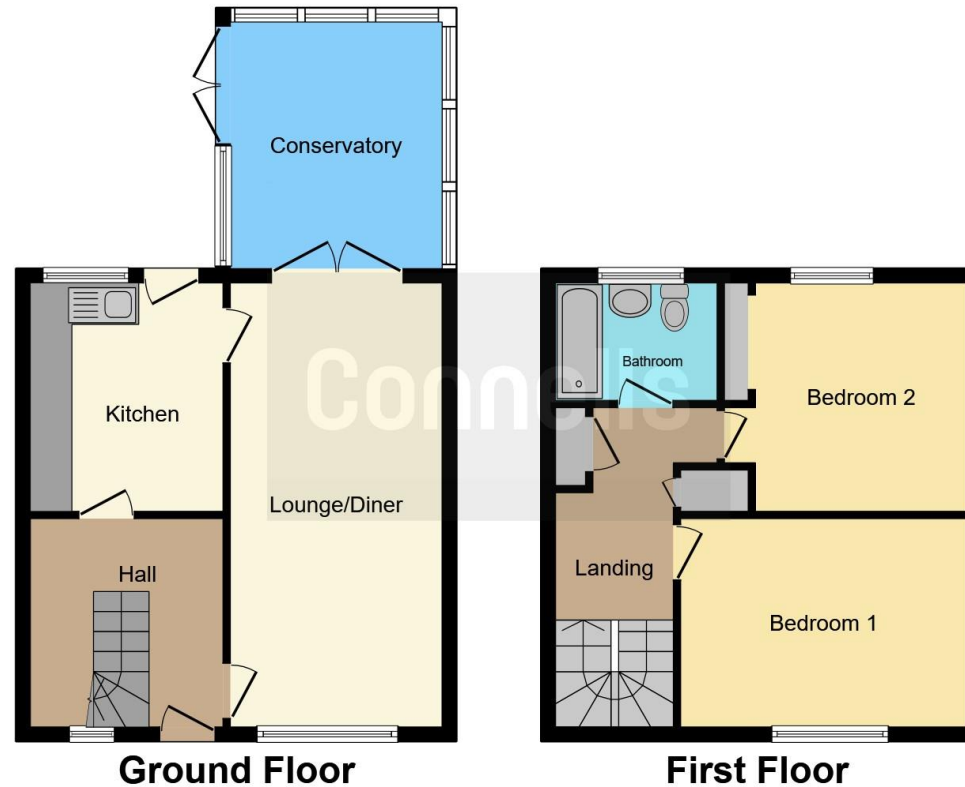
Rear

Having a large patio area on two tiers, brick outbuilding, parking to the rear.









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

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/CNK107752



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK107752 - 0004