





Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this MAISONETTE style property located in Cannock - boasting THREE BEDROOMS and a GUEST WC as well as being extremely close TO LOCAL AMENITIES!

A fantastic opportunity for first time buyers or investors!

To the Ground Floor briefly comprising of an entrance porch and hallway, guest WC, kitchen and living room with a balcony looking out to the rear of the property. To the First Floor having THREE generous bedrooms and a family bathroom.

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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Porch

Having a UPVC front entrance door leading in to the porch, having carpeted flooring, ceiling light point, storage cupboard, door to hallway.

Entrance Hallway

Having carpeted flooring, storage cupboard, stairs to first floor, doors to living areas and WC.

Kitchen

10' 5" x 10' 5" (3.17m x 3.17m)

Being a fitted kitchen with a range of wall, drawer and base units with laminate worktops over, sink with drainer, tiled splashbacks, space and plumbing for appliances, ceiling light point, vinyl flooring, double glazed window to the front aspect.

Living Room

23' 6" x 11' 8" max (7.16m x 3.56m max)

Having carpeted flooring, two ceiling light points, gas fire place with surround, space for living and dining furniture, double glazed window and double glazed sliding doors to the rear aspect leading out on to the balcony.

Balcony

Downstairs WC

Having tiled flooring and walls, corner hand wash basin, WC, double glazed window to the side aspect.

First Floor

Landing

Having carpeted flooring, double glazed window to the front aspect, doors to bedrooms and bathroom.

Bedroom 1

13' 8" x 10' 1" (4.17m x 3.07m)

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

Bedroom 2

10' 5" x 12' 7" max (3.17m x 3.84m max)

Having carpeted flooring, ceiling light point, radiator, open storage cupboards, double glazed window to the front aspect.

Bedroom 3

8' 8" x 8' 8" max (2.64m x 2.64m max)

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

Bathroom

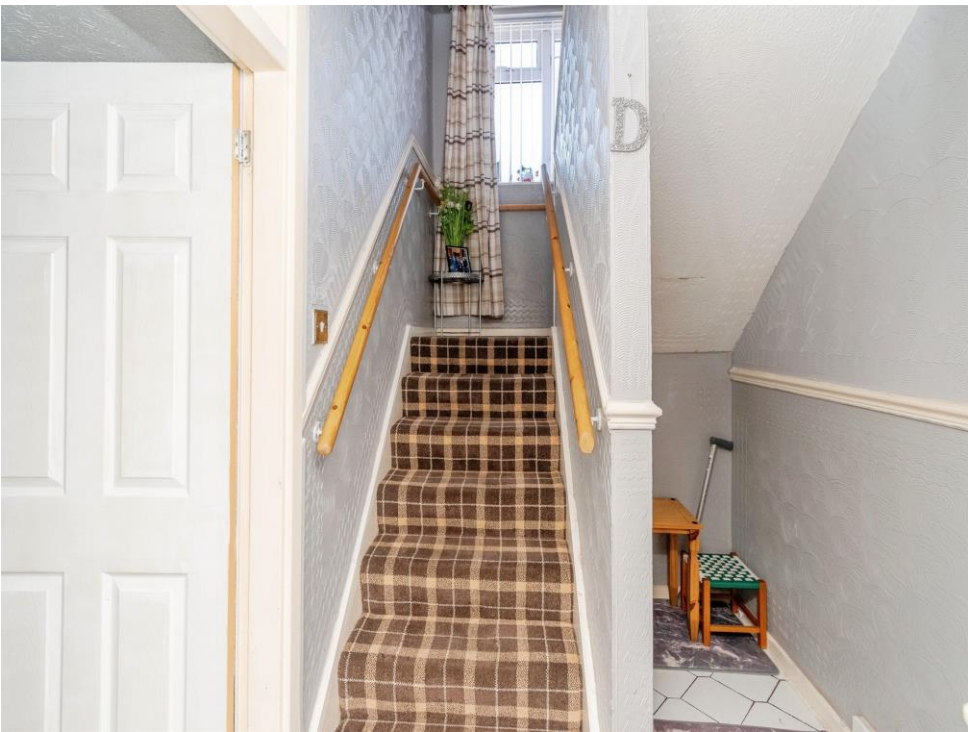
Having a WC, hand wash basin with storage underneath, bathtub with shower over, shower screen, carpeted flooring, chrome towel radiator, ceiling light point, double glazed window to the front aspect.

Outside

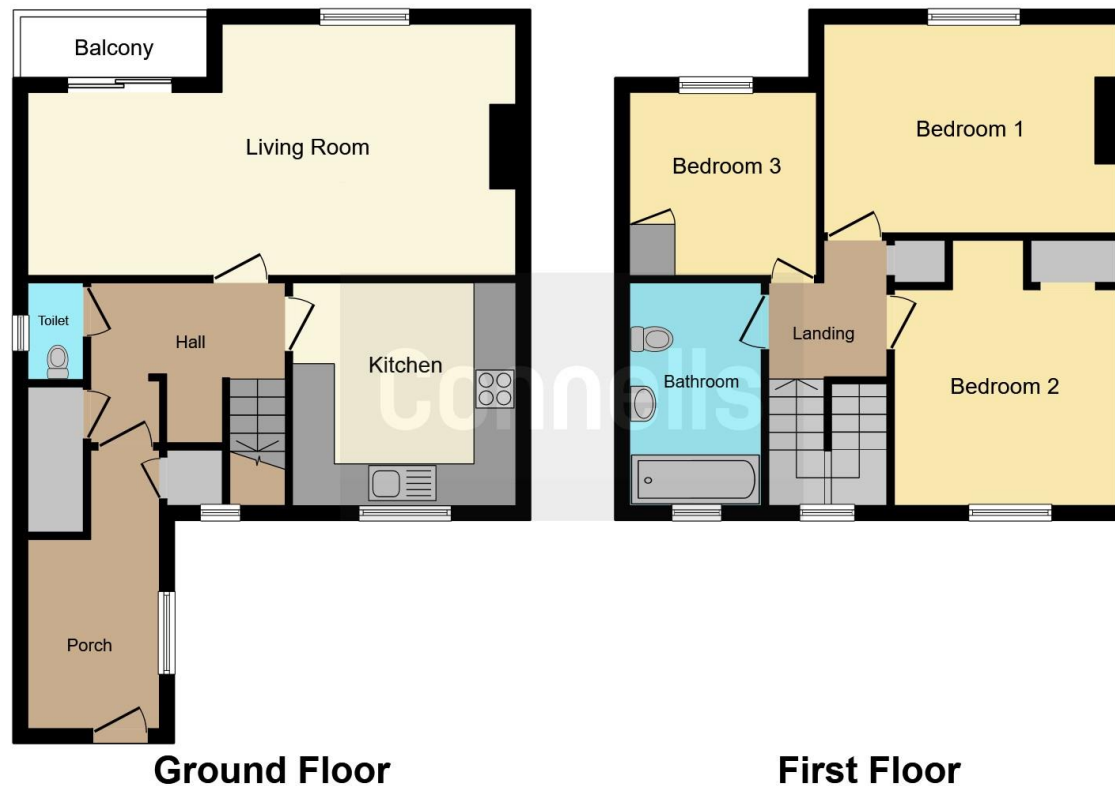
Front

Having a gated pathway leading to the front entrance 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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10-12 Wolverhampton Road
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK107896

This is a Leasehold property with details as follows; Term of Lease 117 years from 02 Apr 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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