



Connells

Blackfords Court
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this TWO BEDROOM GROUND FLOOR apartment located in Cannock.

A fantastic First Time Buy opportunity or for an investor looking to kick start or add to their portfolio.

Briefly comprising of a generous open plan living area boasting a lounge, kitchen and dining area. Furthermore featuring two bedrooms and a bathroom.

Externally benefiting from having allocated parking.

The property is well placed to provide easy access to Cannock Town Centre which offers a wide range of amenities, small businesses and traditional markets, with both local & national bus and train services also available.

Ground Floor Apartment

Living Room

16' 4" max x 10' 1" max (4.98m max x 3.07m max)

Having a front entrance door into the living room, laminate flooring, two ceiling light points, two radiators, two double glazed windows to the front aspect.

Kitchen

10' 8" max x 6' 2" max (3.25m max x 1.88m max)

Being a fully fitted kitchen with a range of wall base and drawer units with laminate worktops over, integrated oven and hob, extractor fan above, integrated fridge and freezer, spotlights pointing down to the worktops, ceiling spotlights, storage cupboard housing the boiler.



Bedroom 1

10' 8" to wardrobe x 10' 1" max (3.25m to wardrobe x 3.07m max)

Having carpeted flooring, radiator, ceiling light point, fitted blinds, double fitted wardrobes, double glazed window to the side aspect, door to bathroom.

Bedroom 2

6' 9" max x 10' 1" max (2.06m max x 3.07m max)

Having carpeted flooring, fitted blinds, radiator, ceiling light point, double glazed window to the side aspect.

Bathroom

Having a WC, hand wash basin, bathtub with shower over, glass shower screen, fully tiled walls and floors, chrome towel radiator, ceiling spotlights, jack and gill door to bedroom.

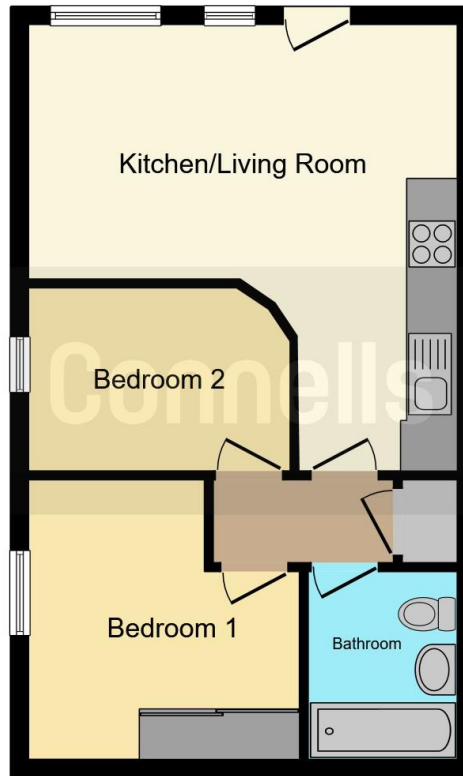
Outside

Having parking spaces to the side of the property and gated frontage with shrubbery leading to the front entrance door.









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK107943

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Jun 2021. 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.



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

Property Ref: CNK107943 - 0004