



Connells

Adam Court, New Penkridge Road
Cannock

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Cannock, WS11 1HA

for sale offers in the region of
£125,000



Property Description

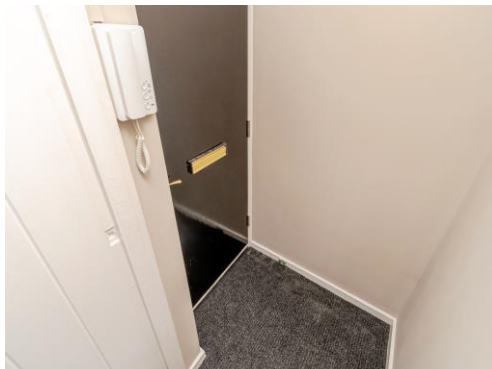
CONNELLS ESTATE AGENTS are pleased to market For Sale this TWO BEDROOM FIRST FLOOR FLAT located in Cannock.

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

Briefly comprising of an entrance porch and hallway leading through to all bedrooms, kitchen, living / dining room and bathroom. The property has been recently renovated throughout with the kitchen coming fully fitted and the living area having ample space for both living and dining furniture if required. The two bedrooms are also generous in size.

Externally benefiting from having communal 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.



First Floor

Entrance Porch

Having stairs leading up to front entrance door leading in to the porch

Entrance Hallway

Having carpeted flooring, doors to all rooms, storage cupboards, ceiling light point, radiator.

Kitchen

8' 3" x 9' 4" max (2.51m x 2.84m max)

Being a fully fitted kitchen with a range of wall base and drawer units, laminate worktops across, tiled splashbacks, integrated oven with electric hob above, extractor hood, space and plumbing for appliances, space for fridge / freezer, ceiling light point, radiator, laminate flooring, double glazed window to the front aspect.

Dining / Living Room

12' 7" x 14' 6" max (3.84m x 4.42m max)

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

Bedroom 1

9' 3" x 12' 4" (2.82m x 3.76m)

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

Bedroom 2

9' 3" x 9' 1" max (2.82m x 2.77m max)

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

Bathroom

Having a WC, hand wash basin, bathtub with shower over, radiator, ceiling light point, laminate flooring, double glazed window to the side aspect.

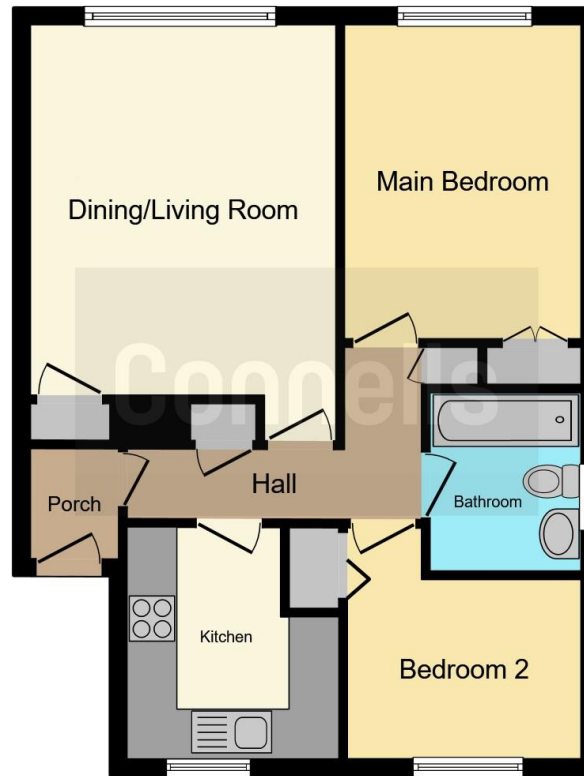
Outside

Having allocated parking and communal lawn area.









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
 CANNOCK WS11 1AH

EPC Rating: Awaited

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK107858

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Oct 1991. 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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