



Connells
FOR SALE

Connells

St Johns Road
Cannock

St Johns Road
Cannock, WS11 0AN

for sale offers in the region of
£110,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this First Floor flat located in Cannock.

Being welcomed in via a communal hallway and having stairs to the First Floor.

The flat briefly comprises of an entrance hallway, a spacious open plan lounge and kitchen area with modern high gloss units and integral appliances, a bathroom and one double bedroom.

Externally benefiting from having one allocated parking space.

The property is well located to within walking distance of Cannock Town Centre, offering a wide range of amenities, small businesses, traditional markets and both Primary & Secondary Schools. Commuter benefits including Cannock Train Station and Bus Station with both local and national services available. Offering easy access to the A5, M6 and M6 toll road linking the midlands motorway network.

Entrance Into:

Having a communal entrance and stairs to first floor

Hallway

Having a front entrance door, carpeted flooring, ceiling light point and access to the loft space and all rooms

Lounge

12' 11" x 12' (3.94m x 3.66m)

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

Kitchen

9' 5" x 6' 9" (2.87m x 2.06m)

Being a fully fitted kitchen with a range of high gloss wall, base and drawer units with laminate work surfaces over and having a electric oven with electric hobs, extractor fan, integral fridge/freezer, tiled splash-backs, ceiling spotlights and tiled flooring

Bedroom 1

8' 9" x 11' 9" (2.67m x 3.58m)

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

Bathroom

Having a WC, vanity wash hand basin, bath with shower over, towel radiator, ceiling spotlights and tiled flooring

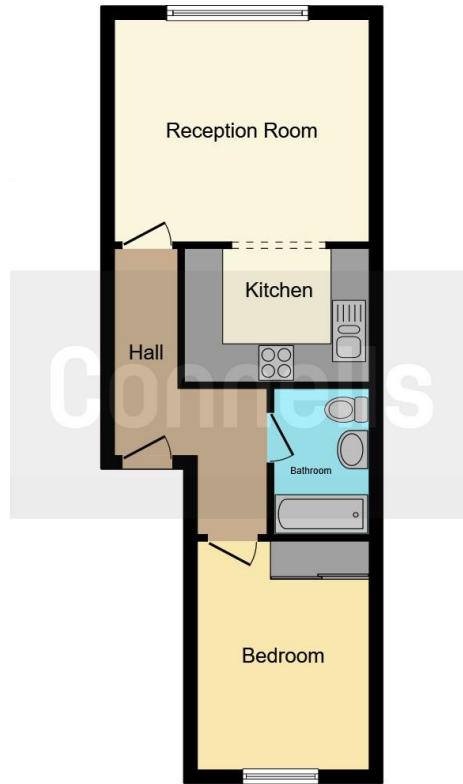
Outside

Having one allocated parking space.









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/CNK107992

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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