



**Connells**

Adam Court, New Penkridge Road  
Cannock



### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this TWO BEDROOM UPPER 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. Being well presented throughout, the living room offers ample space for both living and dining furniture, and the kitchen comes fully fitted with plenty of space for own appliances. The two bedrooms are also generous in size. The bathroom is modern with a spacious walk in shower cubicle.

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.

## Communal Entrance

Having a communal entrance and stairs leading to the first and second floors.

## Entrance Hallway

Having carpeted flooring, ceiling light point, storage cupboard, doors to all living areas and bedrooms.

## Lounge / Dining Room

11' 9" x 17' 5" max ( 3.58m x 5.31m max )

Having carpeted flooring, radiator, ceiling light point, space for living and dining furniture, door to storage cupboard, double glazed windows to the rear aspect.

## Kitchen

8' 5" x 9' 8" max ( 2.57m x 2.95m max )

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

## Bedroom 1

9' 2" x 12' 2" ( 2.79m x 3.71m )

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

## Bedroom 2

9' 2" x 9' 2" max ( 2.79m x 2.79m max )

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

## Bathroom

Having a WC, hand wash basin vanity unit with storage below, wall unit for additional storage, open walk in shower cubicle with glass shower screen, fully tiled walls, tiled flooring, chrome towel radiator, ceiling light point.

## Outside

Having allocated parking and surrounded by communal lawns.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CNK107991](http://connells.co.uk/Property/CNK107991)**

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.

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