



**Connells**

Arthur Street  
Cannock





### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this SEMI DETACHED property located in Cannock situated on a substantial plot.

This is a fantastic INVESTMENT OPPURTUNITY!

To the Ground Floor having an entrance hallway leading to the living room, kitchen and garage

To the First Floor having TWO bedrooms and a family shower room

Externally benefitting from both front and rear gardens and garage.

This property is perfectly located in a desirable area close to the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. The property also benefits from being close to Beaudesert Golf Club, Hednesford Hills Local Nature Reserve and local amenities, whilst having excellent transport links and both Primary and Secondary schools close by.

### 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 Hallway

Having ceiling light point, carpeted flooring, stairs to the first floor, door to storage cupboard and door into the lounge

### Lounge

10' 8" max x 19' 7" ( 3.25m max x 5.97m )

Having a double glazed window to the front aspect, patio doors to the rear, two ceiling light points, gas fireplace, carpeted flooring, radiator and door into the kitchen

### Kitchen

8' 2" x 9' 8" ( 2.49m x 2.95m )

Being a fitted kitchen with a range of wall and base units with laminate worktops over, space for appliances, sink with drainer, vinyl flooring, tiled splashbacks, double glazed window to the rear aspect, ceiling light point and doors to the garage and storage cupboard

## First Floor

### Landing

### Bedroom 1

14' 7" max x 9' 8" ( 4.45m max x 2.95m )

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

### Bedroom 2

9' 1" x 10' 8" ( 2.77m x 3.25m )

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

## Bathroom

Having a WC, hand wash basin with storage underneath, shower cubicle with glass screen surround, fully tiled walls, radiator, ceiling light point, double glazed window to the rear aspect.

## Outside

### Front

Having a large driveway suitable for multiple vehicles and grassed front garden

### Rear

Having a patio area, laid to lawn and a variety of shrubs and plants

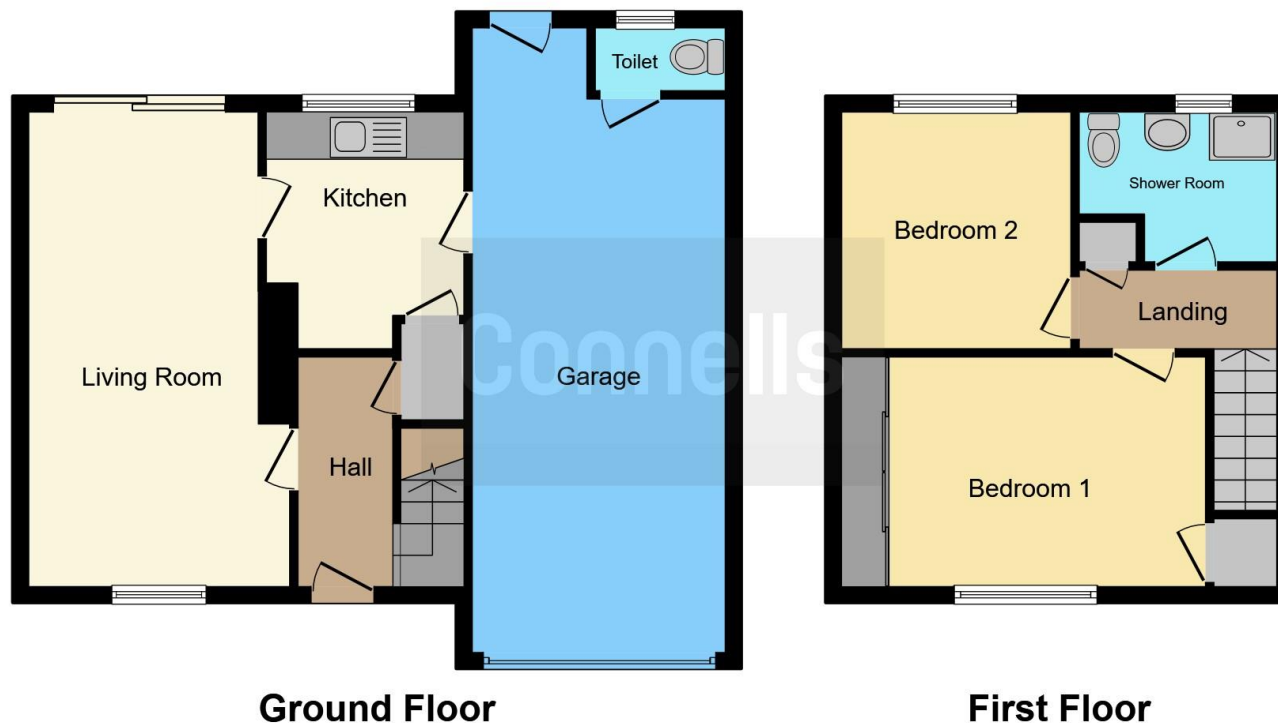












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK107998](http://connells.co.uk/Property/CNK107998)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CNK107998 - 0001