



Connells

Belmont Avenue  
Cannock





### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this SEMI DETACHED BUNGALOW located in Cannock, BOASTING TWO BEDROOMS, DETACHED GARAGE, CONSERVATORY and offering NO UPWARD CHAIN!

Briefly comprising of an entrance hallway leading through to the kitchen and living room. The kitchen comes fully fitted, and the living room offers a generous amount of space for both living and dining furniture. Both bedrooms and the shower room can be accessed via the inner hallway, with both bedrooms having double sliding doors leading to the conservatory.

Externally benefiting from having a driveway, front and rear gardens, and a detached garage.

The property is well located to provide easy access to Cannock Town Centre offering a wide range of amenities, small businesses and traditional markets with both local & national bus and train services available. The location also benefits from being just a few minutes away from well known Cannock Chase, loved for its outstanding natural beauty, scenic landscapes, wildlife and history. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

## Entrance Hall

Having a UPVC entrance door into hallway, vinyl flooring, ceiling light point, radiator, open archway into kitchen, doors to living room and storage cupboard.

## Kitchen

8' 8" x 7' 8" ( 2.64m x 2.34m )

Being a fully fitted kitchen with a range of wall base and drawer units with laminate worktops over, sink with drainer, integrated oven with four ring gas hob, extractor above, space for appliances, fully tiled walls, vinyl flooring, ceiling light point, double glazed window to the front aspect.

## Living Room

12' 5" x 14' 4" max ( 3.78m x 4.37m max )

Having carpeted flooring, two ceiling light points, brick chimney with gas fire place, space for dining and living furniture, double glazed bay window to the front aspect.

## Inner Hallway

Having carpeted flooring, ceiling light point, doors to bedrooms, living room and shower room.

## Bedroom 1

9' 1" x 18' 8" ( 2.77m x 5.69m )

Having carpeted flooring, ceiling light point, two wall lights, radiator, fitted wardrobes and overhead cupboards with matching dressing table, double glazed sliding doors into conservatory.

## Bedroom 2

8' 9" x 12' 1" ( 2.67m x 3.68m )

Having carpeted flooring, ceiling light point, radiator, storage cupboard with double doors, double glazed sliding doors into conservatory.

## Shower Room

Having a WC, hand wash basin, shower cubicle with shower above, glass shower screen, tiled flooring, tiled walls, ceiling light point, heated towel rail, double glazed window to the side aspect.

## Conservatory

14' 1" x 7' 5" ( 4.29m x 2.26m )

Having floor to ceiling single glazed windows around, sliding doors leading out to the rear garden, tiled flooring.

## Outside

## Front

Having a driveway and car port suitable for multiple vehicles, laid to lawn area, access to garage.

## Rear

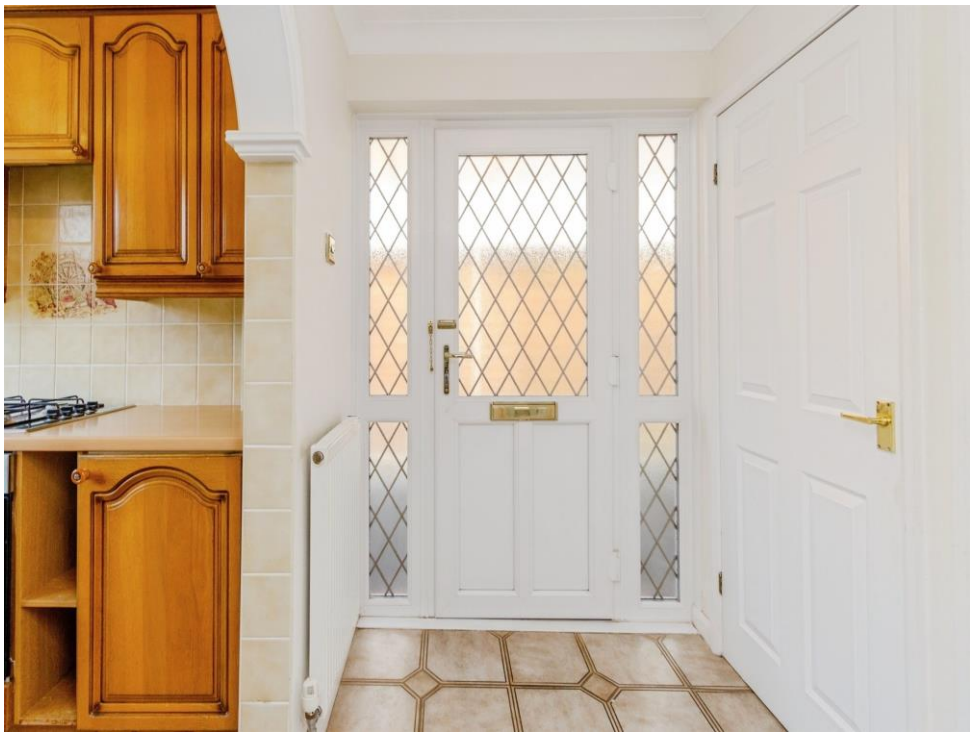
Being an enclosed rear garden with laid to lawn and patio area with various shrubbery and lean to shed.

## Garage

Having an up and over garage 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](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: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108005](http://connells.co.uk/Property/CNK108005)**



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: CNK108005 - 0001