



**Connells**

Rayden Court, Littleworth Road,  
Cannock





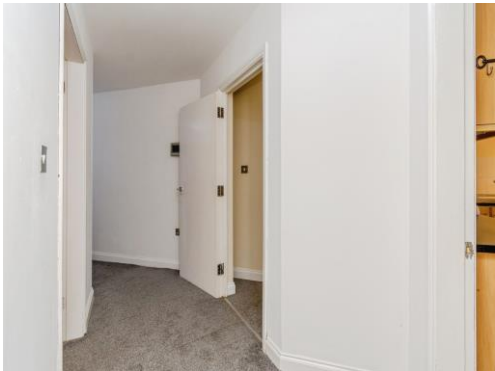
### Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this ground floor flat located in Hednesford.

Being welcomed in from the entrance door into the hallway and comprising of a spacious open plan kitchen and living area, bathroom and bedroom.

Externally benefiting from having a parking space.

This property is perfectly located in a desirable area within walking distance of 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 & many local amenities.



## Porch

## Hallway

Having carpeted flooring, ceiling light point, doors to living room, kitchen, bedroom and bathroom, door to storage cupboard.

## Kitchen / Diner / Lounge

11' 9" x 20' ( 3.58m x 6.10m )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, integrated oven with four ring gas hob above, extractor hood, sink with drainer, tiled splashbacks, space and plumbing for appliances, carpeted flooring, two ceiling light points, two radiators, double glazed window to the rear aspect, space for dining and living furniture.

## Bedroom1

7' 4" x 14' 3" max ( 2.24m x 4.34m max )

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

## Bedroom 2

9' 1" x 10' 4" max ( 2.77m x 3.15m max )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the side aspect.

## Bathroom

Having a WC, hand wash basin, bathtub with shower above, tiled splashbacks, vinyl flooring, ceiling light point, radiator, double glazed window to the side aspect.

## Outside

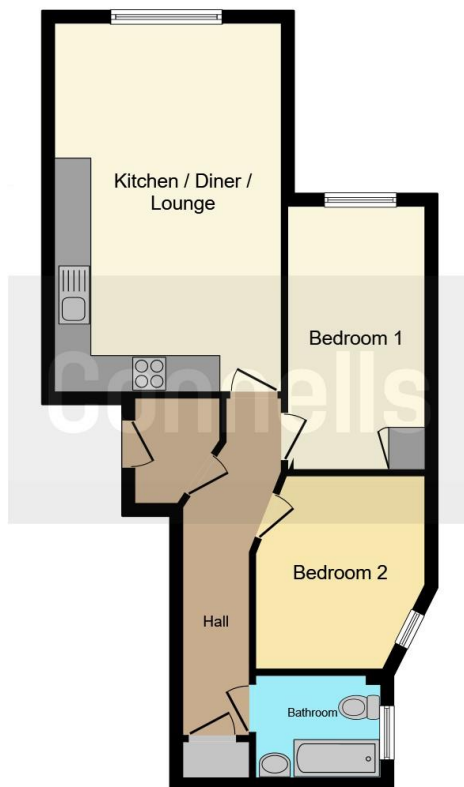
Having one allocated parking space











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](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: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CNK108095](http://connells.co.uk/Property/CNK108095)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 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.

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