



Connells

Newhall Street
Cannock

Newhall Street Cannock, WS11 1AD

For sale offers over
£250,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this SPACIOUS END OF TERRACE property located in Cannock - close to Cannock town centre. Having FOUR BEDROOMS and TWO reception rooms.

To the Ground Floor the property briefly comprises of two reception rooms, kitchen, and family bathroom. The kitchen comes fully fitted with modern units and the bathroom being a four piece suite. Both reception rooms offer space for both dining and living furniture.

To the First Floor having the three good sized bedrooms.

To the Second Floor having the master bedroom and En-Suite.

Externally benefitting from having a vast enclosed rear garden and on street parking to the front of the property.

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 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.

Ground Floor

Reception Room

11' 1" x 8' 8" max (3.38m x 2.64m max)

Having a UPVC front entrance door into reception room, laminate flooring, double glazed bay window to the front aspect, ceiling light point, radiator, fire place with surround, door to living room.

Living Room

11' 1" x 12' 1" max (3.38m x 3.68m max)

Having laminate flooring, ceiling light point, fire place and surround, door to stairs leading to the first floor, open archway into kitchen, double glazed windows to the side aspect.

Kitchen

11' 1" x 7' 8" (3.38m x 2.34m)

Being a modern fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, sink with drainer, space for fridge / freezer, space and plumbing for appliances, breakfast bar area, integrated oven with four ring gas hob above, extractor hood, ceiling light point, tiled splashbacks, laminate flooring, double glazed window and door to the side aspect, door leading to bathroom.

Bathroom

Being a four piece suite with a WC, hand wash basin vanity unit with ample storage, bathtub, walk in shower cubicle with shower above, chrome towel radiator, radiator, ceiling light point, tiled splashbacks, tiled flooring, double glazed window to the side aspect.

First Floor

Landing

Having carpeted flooring, ceiling light point, doors to bedrooms, stairs leading to second floor.

Bedroom 4

6' 8" x 10' 8" (2.03m x 3.25m)

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

Bedroom 3

8' 8" x 11' 8" (2.64m x 3.56m)

Having laminate flooring, ceiling light point, radiator, double glazed window to the rear aspect.

Bedroom 2

11' 1" x 8' 8" (3.38m x 2.64m)

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

Second Floor

Master Bedroom

13' 1" x 16' 4" max (3.99m x 4.98m max)

Having carpeted flooring, ceiling light point, built in wardrobes, double glazed velux windows to the side aspects, door to en-suite.

En-Suite

Having a WC, hand wash basin, shower cubicle with shower above, ceiling light point, tiled splashbacks, laminate flooring, extractor fan.

Outside

Front

Having a brick paved frontage, with on street parking and gated access to the rear.

Rear

Being an enclosed rear garden with laid to lawn area and patio area.









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: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108196



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK108196 - 0001