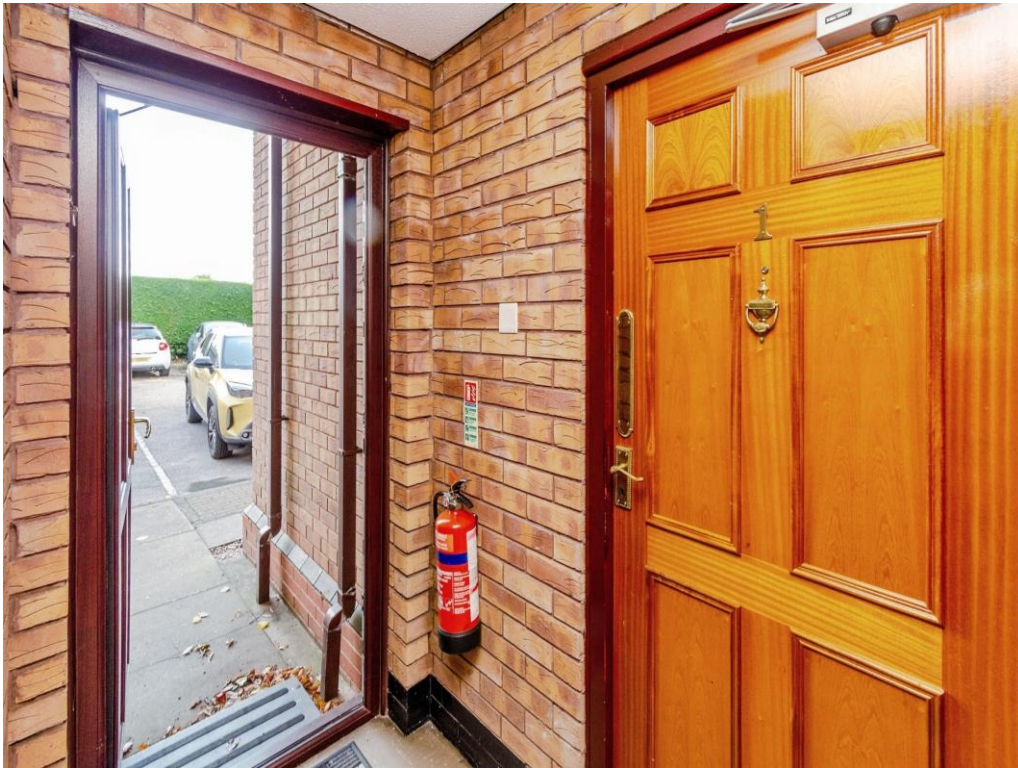




Connells

Allport Mews, Allport Road
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this TWO BEDROOM GROUND FLOOR FLAT located in Cannock!

Being welcomed into the entrance hallway leading through to all living areas including the kitchen, living room, both bedrooms and shower room. The kitchen comes fully fitted with plenty of space for appliances with room for dining furniture in either the kitchen or living room. The two bedrooms are also generous in size. The shower room completes the property.

Externally benefiting from having allocated parking and a communal garden.

The property is a short walk into Cannock Town Centre, offering a wide range of amenities, small businesses, traditional markets and both Primary & Secondary Schools. Cannock Bus Station is within walking distance, with both local and national services available. Commuter benefits include the M6 Toll, M6 and A5.

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.



Entrance Hall

Having a wooden front entrance door into hallway, tiled flooring, ceiling light point, doors to all living areas and storage cupboard.

Kitchen

8' 8" x 11' 4" (2.64m x 3.45m)

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 above, extractor fan, space and plumbing for appliances, space for fridge / freezer, tiled splashbacks, tiled flooring, ceiling light point, double glazed window to the front aspect.

Living Room

8' 8" x 14' 1" (2.64m x 4.29m)

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

Bedroom 1

8' 8" x 12' 4" max (2.64m x 3.76m max)

Having carpeted flooring, ceiling light point, electric radiator, two double glazed windows to the rear aspect.

Bedroom 2

10' x 9' 1" (3.05m x 2.77m)

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

Shower Room

Having a WC, hand wash basin with storage below, corner shower cubicle with glass shower screen, fully tiled walls and flooring, ceiling light point, double glazed window to the front aspect.

Outside

Having allocated parking and communal garden areas









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: D Council Tax
 Band: B

Service Charge: 480.00 Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK108319

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 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.

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: CNK108319 - 0001