



Connells

Elmwood Close
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this THREE BEDROOM SEMI DETACHED property located in Cannock.

To the Ground Floor the property briefly comprises of an entrance hall, generous living room with two double glazed windows allowing plenty of natural light, and an open plan kitchen / diner offering plenty of space for appliances and dining furniture.

To the First Floor having THREE bedrooms and a family bathroom.

Externally benefiting from having a large front garden with driveway parking suitable for multiple vehicles and a large enclosed rear garden.

The property is well placed to provide easy access to Cannock town centre which offers a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

Ground Floor

Entrance Hall

Having a composite front entrance door, tiled flooring, ceiling light point, stairs to first floor, doors to kitchen and living room.

Living Room

16' 4" x 11' 1" (4.98m x 3.38m)

Having laminate flooring, ceiling light point, two wall lights, radiator, wall mounted electric fire, two double glazed windows to the front aspect.

Kitchen / Diner

15' 7" x 16' 4" max (4.75m x 4.98m max)

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, breakfast island, space and plumbing for appliances, space for American style fridge / freezer, double sink with drainer, extractor hood, stainless steel splashback, ceiling light points, radiator, space for dining furniture, door to storage, tiled flooring, boiler housing, double glazed window and door to the rear aspect.

First Floor

Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and bathroom.

Bedroom 1

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

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

Bedroom 2

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

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

Bedroom 3

6' 8" x 7' 8" (2.03m x 2.34m)

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

Bathroom

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

Outside

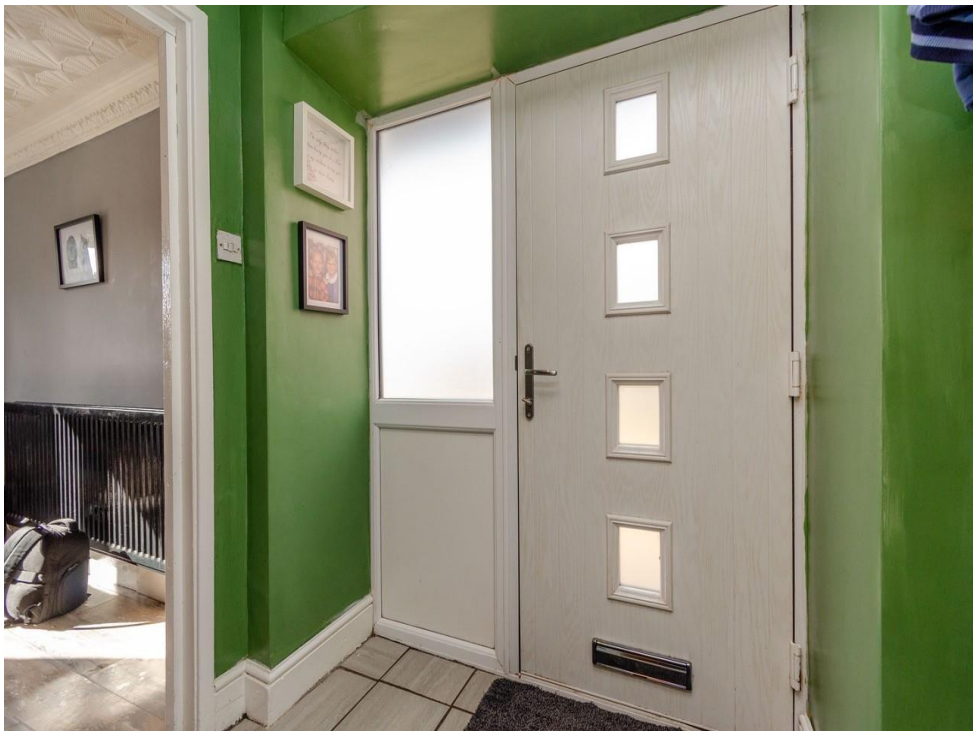
Front

Having a front garden with laid to lawn area and patio leading to the side entrance door and driveway parking suitable for multiple vehicles.

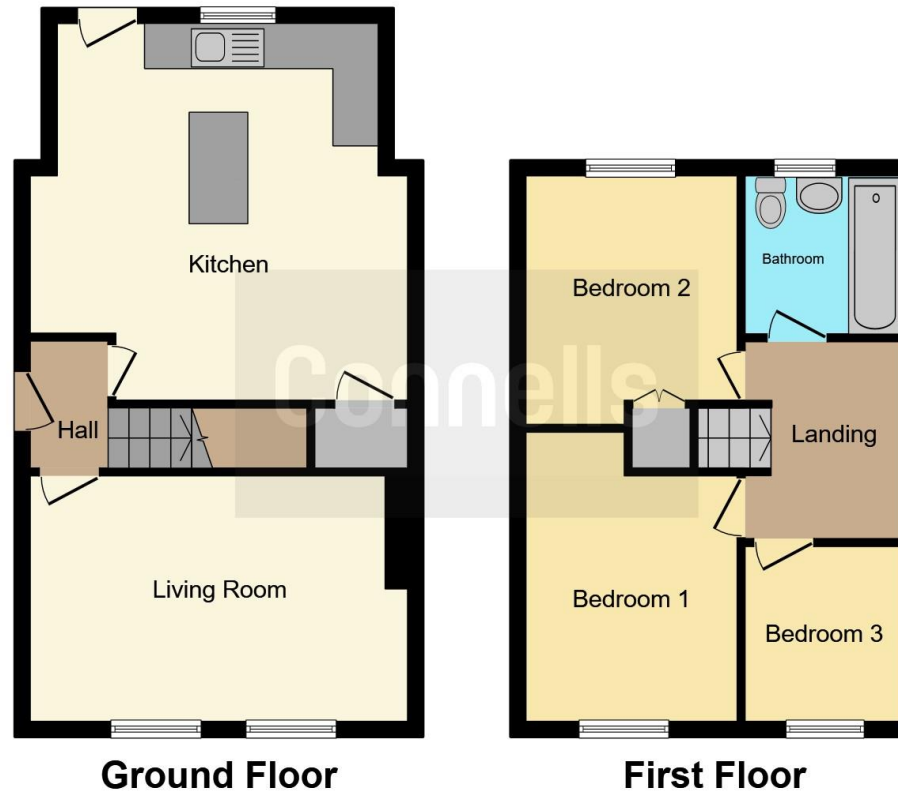
Rear

Having laid to lawn area and artificial grass with a border to the rear with various shrubbery and trees.









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

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10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: C Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 25.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK108342

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1965. 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.



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Property Ref: CNK108342 - 0002