





### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this SEMI DETACHED property BOASTING FOUR BEDROOMS - ideal for FIRST TIME BUYERS AND INVESTORS ALIKE with plenty of opportunity to put your stamp on a property with so much potential!

To the Ground Floor the property briefly comprises of an entrance porch and hall leading through to the living room and kitchen, both rooms being generous in size with an influx of natural lighting coming from both the front and rear aspects of the property. Also having a Ground Floor wet room.

To the First Floor having FOUR spacious bedrooms.

Externally benefiting from having both front and rear gardens and offering off road parking.

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.

### 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.

## Ground Floor

### Entrance Hall

Having a UPVC front entrance door, ceiling light point, laminate flooring, doors to living room and kitchen.

### Living / Dining Room

10' 5" x 18' 3" max ( 3.17m x 5.56m max )

Having carpeted flooring, ceiling fan with light, radiator, fire place with surround, double glazed window to the front aspect, double glazed french doors to the rear aspect, door to kitchen.

### Kitchen

9' 8" x 18' 3" max ( 2.95m x 5.56m max )

Being a fully fitted kitchen with a range of wall base and drawer units with laminate worktops across, sink with drainer, integrated oven, tiled flooring, radiator, space and plumbing for appliances, ceiling light with fan, space for furniture, door to storage cupboard, double glazed windows to the side and rear aspect, door to wet room.

### Wet Room

Being a full wet room with a WC, hand wash basin, electric shower, shower curtain, radiator, ceiling light point, double glazed window to the rear aspect.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, doors to all bedrooms.

### Bedroom 1

14' 7" x 8' 5" max ( 4.45m x 2.57m max )

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

### Bedroom 2

9' 8" x 15' 1" ( 2.95m x 4.60m )

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

### Bedroom 3

11' 1" x 8' 5" max ( 3.38m x 2.57m max )

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

### Bedroom 4

8' 5" x 9' 5" ( 2.57m x 2.87m )

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

## Outside

### Front

Having a front graveled garden leading to the front entrance door.

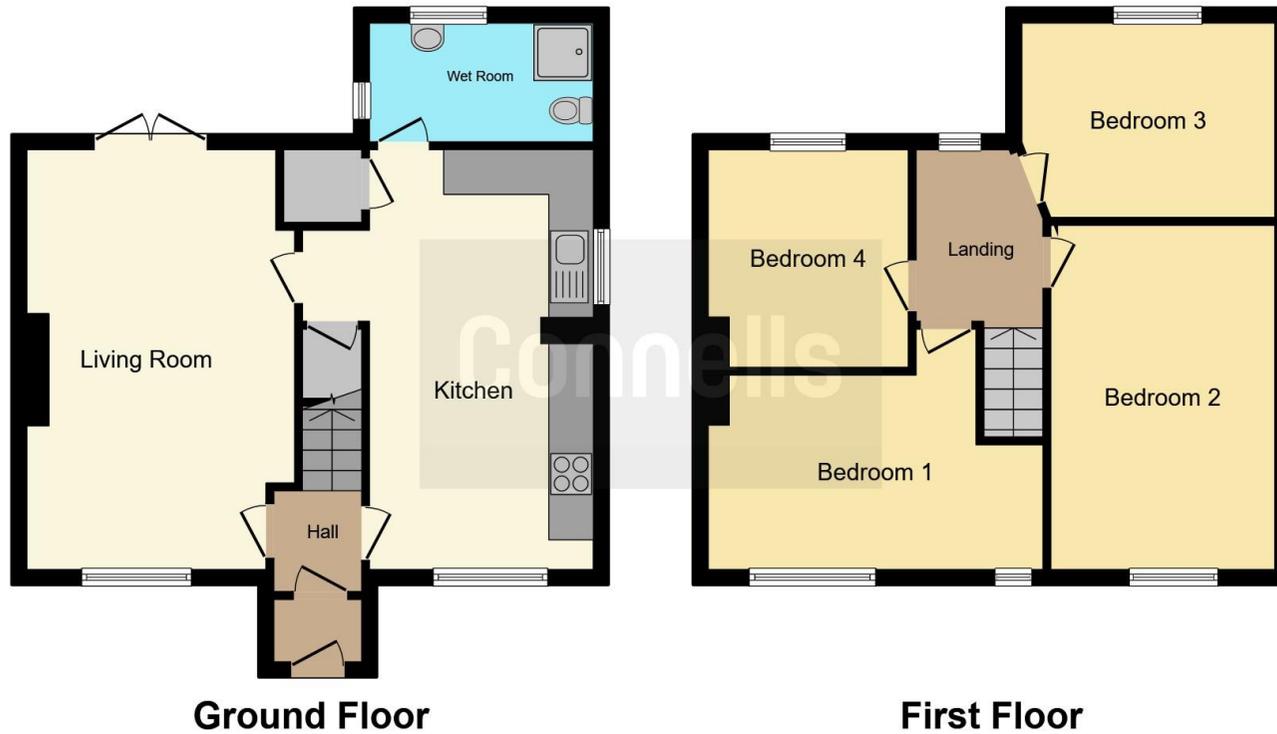
### Rear

Having a patio area and extensive laid to lawn area with gated side access for off road parking.









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

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108489](http://connells.co.uk/Property/CNK108489)**



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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