





Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this FIRST FLOOR FLAT located in Cannock - with TWO BEDROOMS, ALLOCATED PARKING and NO CHAIN!

Being welcomed into the entrance hall leading through to the kitchen, lounge, bedrooms and shower room. The kitchen comes fully fitted with integrated appliances for a sleek and orderly finish, with the lounge offering space for both living and dining furniture. Both bedrooms are generous in size with built in wardrobes and cupboards for storage.

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.

First Floor

Entrance Hall

Having a wooden front entrance door into hallway, carpeted flooring, ceiling light point, radiator, doors to kitchen, lounge, bedrooms and shower room.

Kitchen

9' 8" x 11' 6" max (2.95m x 3.51m max)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, stainless steel sink with drainer, integrated oven with four ring gas hob, extractor fan, space and plumbing for appliances, space for fridge / freezer, ceiling light point, tiled splashbacks, double glazed window to the side aspect.

Lounge

8' 6" x 14' 1" (2.59m x 4.29m)

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

Bedroom 1

8' 6" x 13' 4" max (2.59m x 4.06m max)

Having carpeted flooring, ceiling light point, radiator, built in wardrobes and cupboards, two double glazed windows to the side aspect.

Bedroom 2

9' 8" x 8' 8" (2.95m x 2.64m)

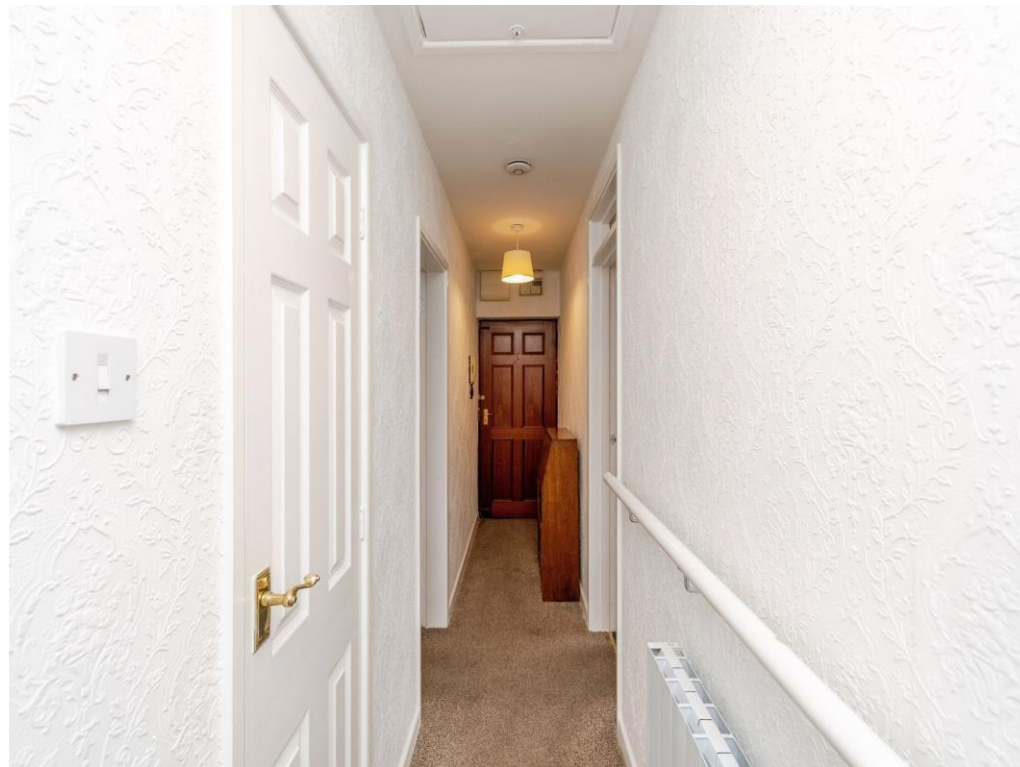
Having carpeted flooring, ceiling light point, radiator, built in wardrobes and cupboards, double glazed window to the side aspect.

Shower Room

Having a WC, hand wash basin, corner shower cubicle with shower above, fully tiled walls, vinyl flooring, ceiling light point, double glazed window to the side aspect.

Outside

Having allocated resident parking and a communal garden 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

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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/CNK108507

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.

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