



Connells

Chalfont Court, Wolverhampton Road
Cannock

Chalfont Court, Wolverhampton Road,
Cannock WS11 1LU

For sale offers in the region of
£120,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this ONE BEDROOM FIRST FLOOR FLAT located in Cannock.

Briefly comprising of an entrance hall with access to the kitchen, living room, bedroom and bathroom. The kitchen comes fully fitted with contemporary kitchen units, plumbing for utility purposes and space for appliances. The living room is spacious and bright with space for furniture. The bedroom and bathroom completes the property.

Externally benefiting from having allocated parking and a communal garden.

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. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.



First Floor

Entrance Hall

Having a composite front entrance door, ceiling light point, doors to storage cupboards, doors to all rooms.

Kitchen

6' 5" x 6' 5" (1.96m x 1.96m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops across, stainless steel sink with drainer, integrated oven with four ring gas hob above, extractor hood, space and plumbing for appliances, space for fridge / freezer, ceiling spot lights, radiator, tiled splashbacks, vinyl flooring, double glazed window to the front aspect.

Living Room

15' 4" x 12' 1" max (4.67m x 3.68m max)

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

Bedroom

9' 8" x 13' 1" (2.95m x 3.99m)

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

Bathroom

Having a WC, hand wash basin, bathtub with shower above, tiled splashbacks, radiator, ceiling light point, vinyl flooring.

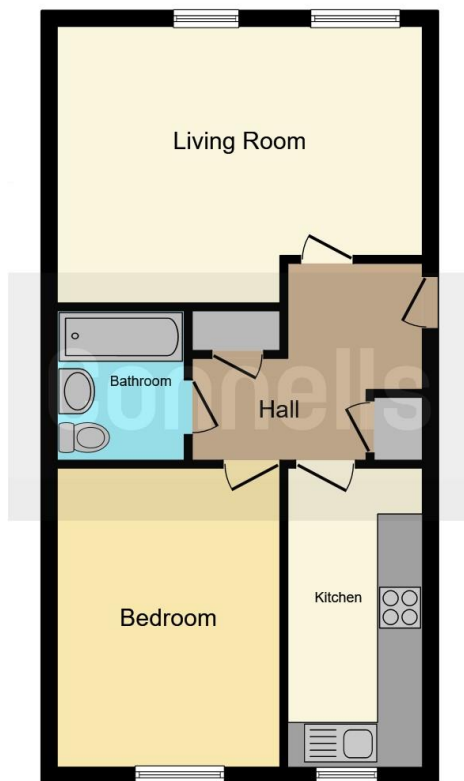
Outside

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

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10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge:
 1130.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK108492

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2002. 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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