



Connells

Leighton Drive
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this THREE BEDROOM SEMI DETACHED property located in Cannock - a SHARED OWNERSHIP property BOASTING THREE BEDROOMS, GUEST WC, DRIVEWAY and so much more...

To the Ground Floor the property briefly comprises of an entrance hall, Guest WC, kitchen and living room. The kitchen comes fully fitted with modern units and integrated appliances, with ample amount of space for dining furniture in either the kitchen or living room.

To the First Floor having THREE bedrooms with an en-suite to the master and a family bathroom.

Externally benefiting from having a two car driveway and an enclosed landscaped 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, carpeted flooring, radiator, ceiling light point, door to Guest WC, doors to kitchen and living room, stairs to First Floor.

Guest WC

Having a WC, hand wash basin, radiator, ceiling light point, laminate flooring, double glazed window to the front aspect.

Kitchen / Diner

8' 8" x 15' 7" (2.64m x 4.75m)

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, double sink with drainer, integrated oven with four ring gas hob above, stainless steel splashback, extractor hood, space and plumbing for appliances, space for American style fridge / freezer, space for dining furniture, radiator, ceiling light points, laminate flooring, double glazed window to the front aspect.

Living Room

16' x 13' 4" max (4.88m x 4.06m max)

Having carpeted flooring, ceiling light points, radiator, space for living and dining furniture, double glazed window and french doors to the rear aspect.

First Floor

Landing

Having carpeted flooring, ceiling light point, double glazed window to the side aspect, doors to bedrooms and bathroom.

Bedroom 1

9' 1" x 14' 7" max (2.77m x 4.45m max)

Having carpeted flooring, ceiling light point, radiator, double doors to storage cupboard, door to en-suite, radiator, double glazed window to the rear aspect.

En-Suite

Having a WC, hand wash basin, walk in shower cubicle with glass shower screens, laminate flooring, tiled splashbacks, ceiling light point.

Bedroom 2

9' 1" x 11' 5" max (2.77m x 3.48m max)

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

Bedroom 3

6' 5" x 8' 8" (1.96m x 2.64m)

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

Bathroom

Having a WC, hand wash basin, bathtub, laminate flooring, ceiling light point, heated chrome towel radiator, double glazed window to the front aspect.

Outside

Front

Having a brick paved front with two car parking spaces directly in front.

Rear

Being an enclosed landscaped rear garden with a patio area and gated artificial grass area and borders with a range of plants and shrubbery.

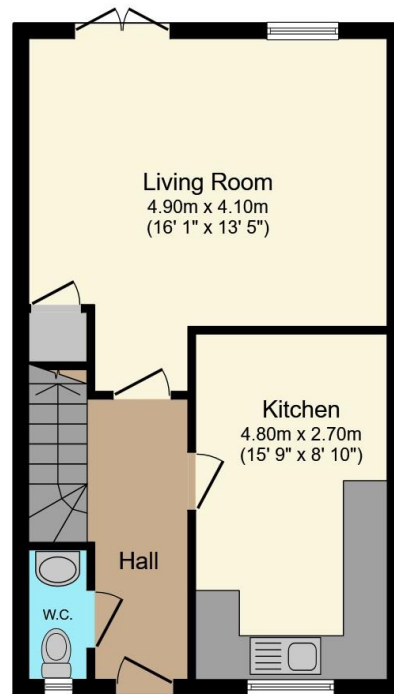
Agents Note:

This property is currently under shared ownership with 40% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Bromford Housing Association, who would need to be contacted to ensure any criteria are met by the interested party.

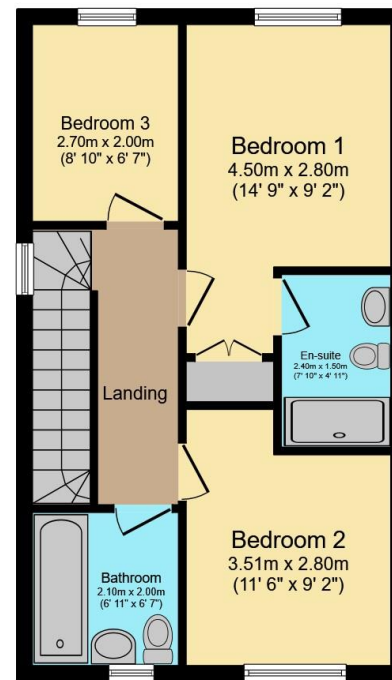








Ground Floor



First Floor

Total floor area 86.0 m² (926 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: B Council Tax
Band: C

Service Charge: 172.56 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK108534

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 2021. 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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