

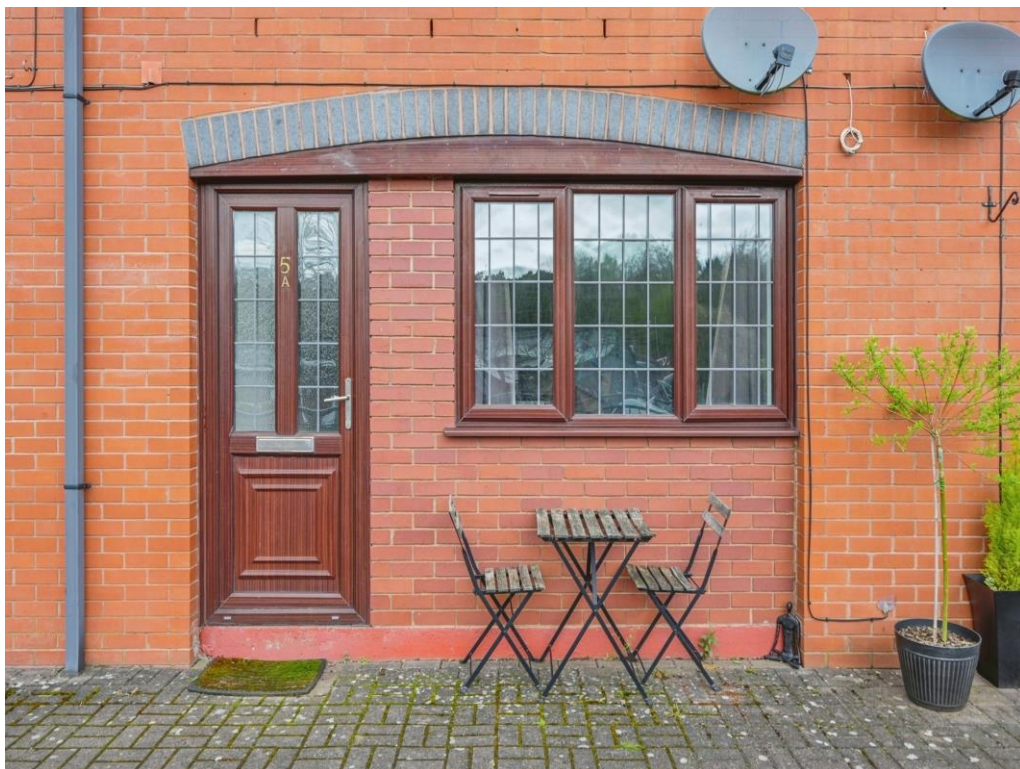


Connells

Casa Mia Court, Cardigan Place
Hednesford, Cannock

Casa Mia Court, Cardigan Place
Hednesford, Cannock, WS12 1AQ

For sale offers in the region of
£120,000



Property Description

Looking to add to your investment portfolio? Then look no further! An excellent opportunity to acquire this IMMACULATELY presented ONE BEDROOM, GROUND FLOOR FLAT in Hednesford, within walking distance of a vast range of local amenities, Hednesford Train Station and Cannock Chase.

Boasting stylish interior throughout and briefly comprising of a spacious entrance porch, providing ample storage space and access to the lounge/kitchen. Benefiting from being an open plan setting creating a modern and sociable setting featuring contemporary kitchen units, plumbing for utility purposes and space for appliances. From here having a rear hallway complete with additional storage space leading to the fully tiled shower room and to the bedroom featuring fitted wardrobes, storage area and access to the rear.

Externally benefiting from having one allocated parking space and a communal rear garden.



This property is perfectly located in a desirable area with many local amenities on your doorstep! Set within walking distance of Hednesford High Street offering a variety of small businesses, cafes and shops whilst having excellent commuter benefits including Hednesford Train station. The property also benefits from being close to the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history and Hednesford Hills Nature Reserve.

Ground Floor Flat

Entrance Hallway

6' x 4' 9" (1.83m x 1.45m)

Having a double glazed front entrance door, two double glazed windows to the front aspect ceiling light point, laminate flooring and door to open plan lounge/kitchen

Lounge / Kitchen

12' 10" x 8' 5" (3.91m x 2.57m)

Being a fitted wall, base and drawer units with laminate work surfaces over and having a sink/drain, electric oven, plumbing for the dishwasher and washing machine, space for appliances, storage heater, wall lights, ceiling light point, ceiling spotlights, laminate flooring, built in storage area, double glazed window to the front aspect and open access to the rear hallway

Rear Hallway

Having laminate flooring, storage cupboard, ceiling light point and doors to bedroom and shower room

Bedroom

11' 6" x 9' (3.51m x 2.74m)

Having two double glazed window to the rear aspect, storage heater, fitted wardrobes, ceiling light point, laminate flooring, double glazed door to the rear and a built in storage area housing fuse box

Bathroom

Having a WC, wash hand basin, shower cubicle, ceiling light point and tiled walls and flooring

Outside

Parking

Having one allocated parking space

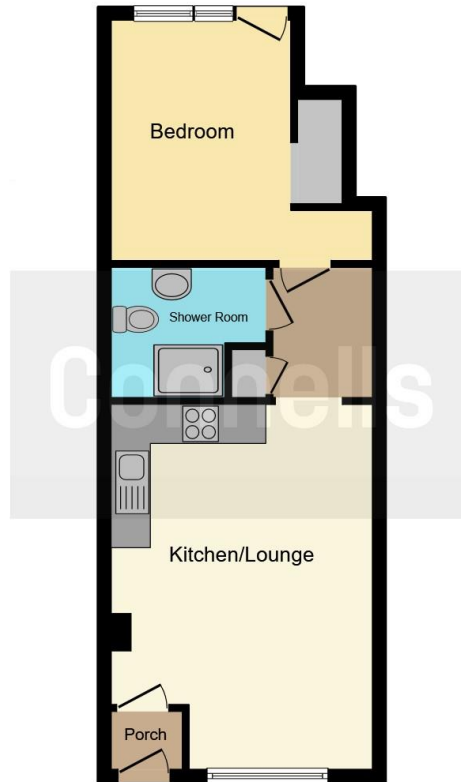
Garden

Having a communal rear garden









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: A

Service Charge: 235.51 Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK108577

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 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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Property Ref: CNK108577 - 0001