



Connells

Fircroft Close
Cannock



CONNELLS ESTATE AGENTS are pleased to market For Sale this Semi-Detached property located in Cannock.

An excellent investment opportunity! Offering this three-bedroom semi-detached property boasting practical living space throughout. The accommodation comprises a lounge, fitted kitchen, wet room and guest WC.

Externally, the property benefits from front and rear gardens, a driveway providing off-road parking and a garage. Ideal for buyers looking for a straightforward home with outdoor space and 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. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

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 Hallway

Having a double glazed front entrance door, ceiling light point, carpeted flooring, stairs to first floor and doors to kitchen, lounge and guest WC

Lounge

10' 8" x 18' 8" (3.25m x 5.69m)

Having a double glazed window to the front aspect, radiator, ceiling light point, laminate flooring, door to the kitchen and double glazed patio doors to the rear garden

Kitchen

12' 8" x 10' 7" (3.86m x 3.23m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, plumbing for the washing machines, space for appliances, tiled splash-backs, radiator, ceiling spotlights, extractor hood, tiled flooring and a double glazed window to the rear aspect

Guest W.C

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

First Floor

Landing

Bedroom 1

10' 7" recess x 9' (3.23m recess x 2.74m)

Having a double glazed window, radiator, ceiling light point and carpeted flooring

Bedroom 2

10' 4" x 10' 9" (3.15m x 3.28m)

Having a double glazed window, radiator, ceiling light point and carpeted flooring

Bedroom 3

9' 6" x 7' 5" (2.90m x 2.26m)

Having a double glazed window, radiator, ceiling light point and carpeted flooring

Bathroom/Wet Room

Having a double glazed window, WC, wash hand basin, walk in shower, tiled walls, vinyl flooring and ceiling light point

Outside

Front

Having a tarmac driveway, paved pathway to front entrance door, laid to lawn, gated access to the rear garden and access to garage

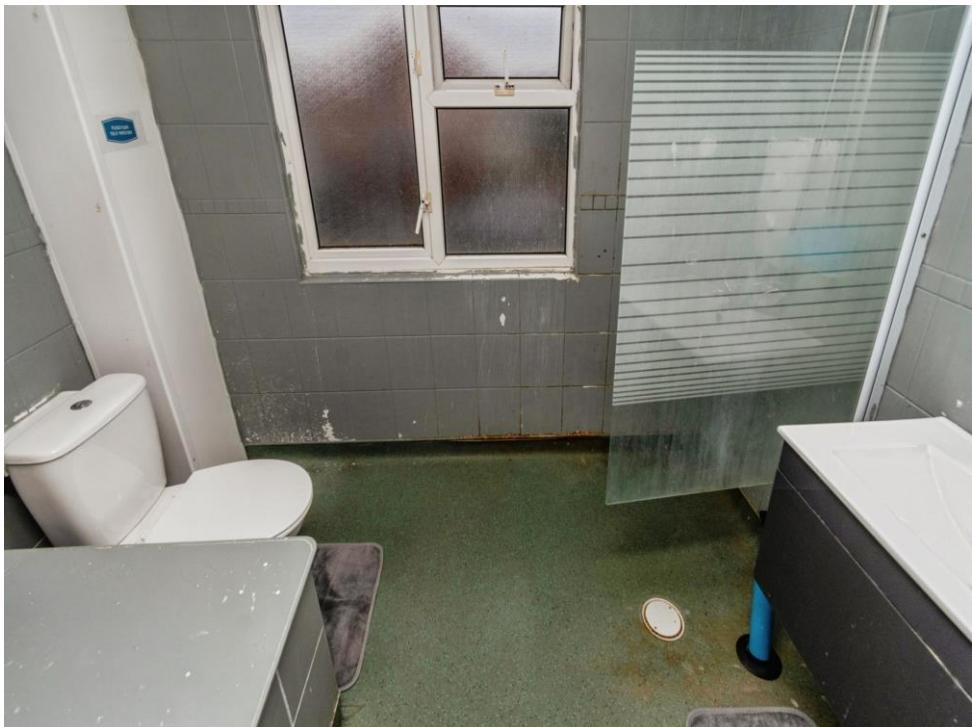
Rear

Having a paved patio area, laid to lawn and a variety of shrubs and trees

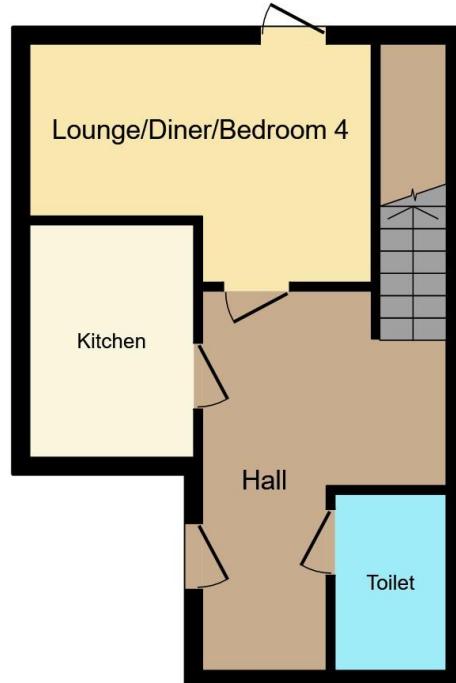
Garage

Having up & over door









Ground Floor



First Floor

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

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

[view this property online](http://www.connells.co.uk/Property/CNK108618) [connells.co.uk/Property/CNK108618](http://www.connells.co.uk/Property/CNK108618)



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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