



Connells

Dartmouth Mews
Cannock



Property Description

*IMMACULATE GROUND FLOOR
APARTMENT *PRIVATE ENTRANCE*

CONNELLS ESTATE AGENTS are delighted to market For Sale this well presented Ground Floor Apartment located on the cusp on Cannock Town Centre. The property briefly comprises of an entrance hallway, kitchen, lounge, two bedrooms and bathroom. Rear entrance accessible via communal door, whilst having remote operated electric gates for access to courtyard, allocated parking space and visitor spaces.

Located within walking distance of Cannock Town Centre offering a range of small businesses, amenities, traditional markets and both local & national bus and train services.

Commuter benefits further include easy access to the A34, M6 and M6 Toll linking midlands motorway networks.



Ground Floor Apartment

Lounge / Dining Area

16' 8" x 13' 3" (5.08m x 4.04m)

Having double glazed windows to the front and to the side, and oak door to the rear entrance porch, a composite timber framed door with part double glazed window to the front, carpeted flooring with under floor heating and a telephone intercom system.

Kitchen

10' 2" x 5' 2" (3.10m x 1.57m)

Being a fitted kitchen with a range of wall and base units, double glazed window to the front, sink and drainer, laminate work surfaces, wall tiling, stainless steel hob splash back, integrated electric oven , gas hob, cooker hood, plumbing for a washing machine, integrated fridge, integrated freezer, ceiling spot lights and under floor heating.

Bedroom 1

10' 11" x 10' 5" (3.33m x 3.17m)

Having a double glazed window to the side, fitted wardrobes and carpeted flooring with under floor heating.

Bedroom 2

6' x 13' 5" (1.83m x 4.09m)

Having a double glazed window to the side, a TV point and laminate flooring with under floor heating.

Bathroom

Having a double glazed window to the side, bath with an over head shower, a wash hand basin, extractor fan, WC, part wall tiling and laminate flooring and under floor heating.

Inner Hall

Having an under stairs cupboard, carpeted flooring and solid oak doors to two bedrooms and to the bathroom.

Outside

Front

Approach entrance via iron gates, having a graveled area, remote operated gates providing access to parking at rear and a telephone intercom system.

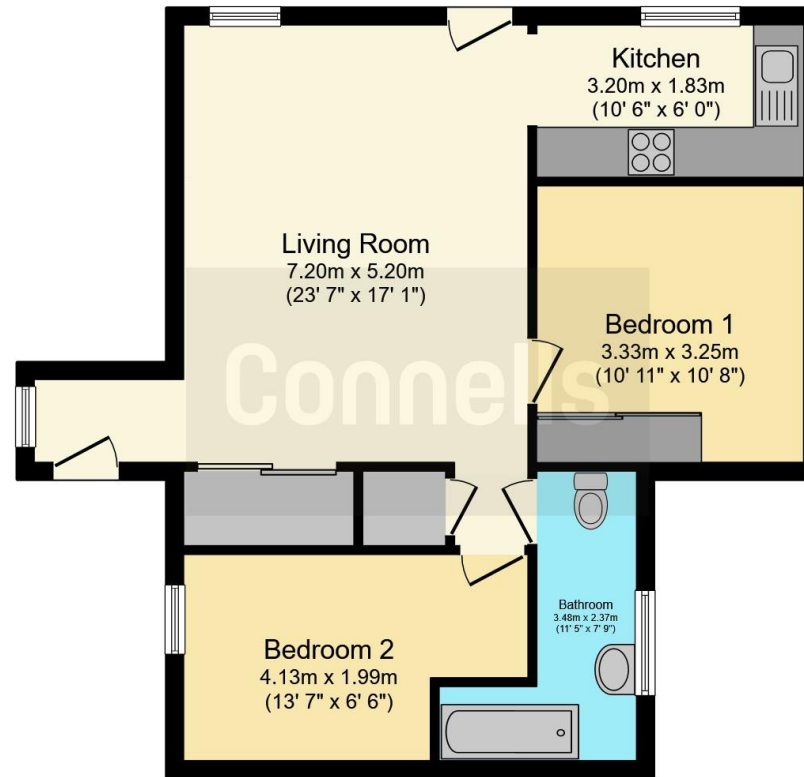
Rear

Having a courtyard area providing an allocated parking space, visitor parking spaces and access to flat via communal door.









Total floor area 60.3 m² (649 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.focalagent.com

To view this property please contact Connells on

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10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
130.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK107841

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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