



Connells

Grosvenor, Wolverhampton Road
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this ONE BEDROOM FLAT located in Cannock - having ONE BEDROOM, EXCELLENT COMMUTER LINKS and CLOSE TO CANNOCK TOWN CENTRE! A FANTASTIC INVESTMENT OR FIRST TIME BUYER OPPORTUNITY!

Briefly comprising of an entrance hall with access to the kitchen, living room bedroom and shower room. 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 shower room completes the property.

Externally benefiting from having one communal parking space.

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.



Entrance

Entrance from a communal hallway with laminate flooring, an intercom, laminate flooring, storage cupboard, stairs leading to the flat.

Living Room

14' x 9' 4" (4.27m x 2.84m)

Having laminate flooring, ceiling light point, double glazed window to the rear aspect, access to kitchen and inner hall.

Kitchen

9' 11" x 7' 1" (3.02m x 2.16m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, sink with drainer, space and plumbing for appliances, tiled splashbacks, ceramic flooring and double glazed window to the rear aspect.

Bedroom

9' 11" x 7' 10" (3.02m x 2.39m)

Having laminate flooring, ceiling light point, radiator, double glazed window to the side aspect.

Shower Room

Having a shower cubicle with electric shower, WC, hand wash basin, extractor fan and ceramic flooring, radiator, ceiling light point.

Outside

Having one communal parking space.



To view this property please contact Connells on

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10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK107909

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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Property Ref: CNK107909 - 0003