

# Longstaff Avenue

Prospect Village, Cannock, WS12 0QE



A modern semi-detached family home situated in Prospect village located on the outskirts of Cannock Chase.

£210,000



John German

John German are delighted to offer to the market this well presented three bedroom semi-detached family home located in the popular semi-rural location of Prospect Village which is located on the edge of Cannock Chase, an Area of Outstanding Natural Beauty. This property will be sure to appeal to a wide range of buyers including first-time-buyers, investors and downsizers with its modern interior, convenient location and attractive marketing price. For local schooling this property falls into the catchment area for Hazel Slade Primary Academy and for secondary education its Kingsmead Academy.

Internally the property comprises uPVC entrance door opening into the welcoming hallway with carpeted flooring, stairs rising to the first floor landing and doors leading off into the guest cloakroom, kitchen and spacious lounge/diner.

The guest cloakroom comprises low level WC, wash hand basin with tiled splashback and obscured uPVC double glazed window to the front aspect.

The kitchen is fitted with a range of hi gloss wall and base units complimented with wooden effect laminate worksurfaces over, an electric oven and four burner gas hob with extractor above, inset stainless steel sink with drainer and mixer tap over and space and plumbing for a washing machine and freestanding fridge/freezer. There is a uPVC double glazed window to the front aspect and a ceiling light point.

The spacious lounge/diner is a generously sized room with uPVC double glazed sliding doors leading out to the rear garden, carpeted flooring, two ceiling light points and ample space for both seating and dining areas.

Upstairs there are three well proportioned double bedrooms with the master bedroom benefiting from having recently fitted built in mirrored wardrobes, carpeted flooring, ceiling light point and two uPVC double glazed windows to the front aspect.

The family bathroom comprises low level WC, wash hand basin, bath with electric shower over, chrome style heated towel rail, mirrored bathroom cabinet and uPVC double glazed window to the side aspect.

Outside to the front of the property is a driveway providing off-road parking for two to three vehicles and to the rear of the property is an enclosed rear garden with two patio seating areas, lawned garden with well stocked borders and a garden shed.

**Agents note:** This property is located in a high flood risk zone for surface water [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Cannock Chase District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.cannockchasedc.gov.uk](http://www.cannockchasedc.gov.uk)

**Our Ref:** JGA/27012025

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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## Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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