

Old Fallow Road

Cannock, WS11 5QL



An attractive three-bedroom terraced family home perfect for first time buyers or investors and is being sold with no onward chain.

£180,000

John German

John German are delighted to offer to the market this superbly renovated three bedroom terraced property located on Old Fallow Road in Cannock. The town of Cannock is home to McArthur Glen Designer Outlet Village boasting a range of high-end designer shops & restaurants. The nearby Cannock Chase, an area of outstanding natural beauty, is only a short drive away, offering a great place for those looking to walk, explore or cycle. For commuters there are train stations in both Hednesford and Cannock, and road links via the A460, A5 and M6 Toll road. For families a choice of good local schools is essential, this property has six local primary schools within a mile radius of the home and falls in the catchment area of St. Luke's CE(C) Primary School and for secondary school its Cannock Chase High School a Specialist Science School.

This property is likely to appeal to both first time buyers and investors, given its modern internal finishing's, convenient location and is being sold with no upward chain. If you were looking to rent this property out as an investment, we would expect a monthly rental of £850PCM boasting a yield of over 5.5%. Having been fully renovated throughout, including a rewire and new boiler within the last five years, Old Fallow Road has been finished to an excellent standard with modern internal finishings & decoration throughout, and being just a short drive from the Cannock Town Centre, the M6 and A5.

Offering contemporary living throughout, the ground floor has been opened up to create an excellent open plan living/dining space, with wooden effect laminate flooring to the living area, window to the front aspect, carpeted stairs rising to the first floor landing, and a step leading down into the spacious dining area, with contemporary tiled flooring, window to the rear aspect and an opening leading into the kitchen has white base and ceiling units with back worktop and benefits from integral electric cooker/hob with space for a fridge freezer and washing machine. The family bathroom is located on the ground floor and has modern 3-piece suite with a shower over the bath and extra under and to the side of the sink.

The second floors offers two double bedrooms and one single bedroom, with grey carpet to be fitted throughout.

Externally, the front and rear gardens have grey stones to keep the modern style flowing inside and out, while the rear garden also offers a spacious lawned area. There is also on street parking available.

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: On street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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

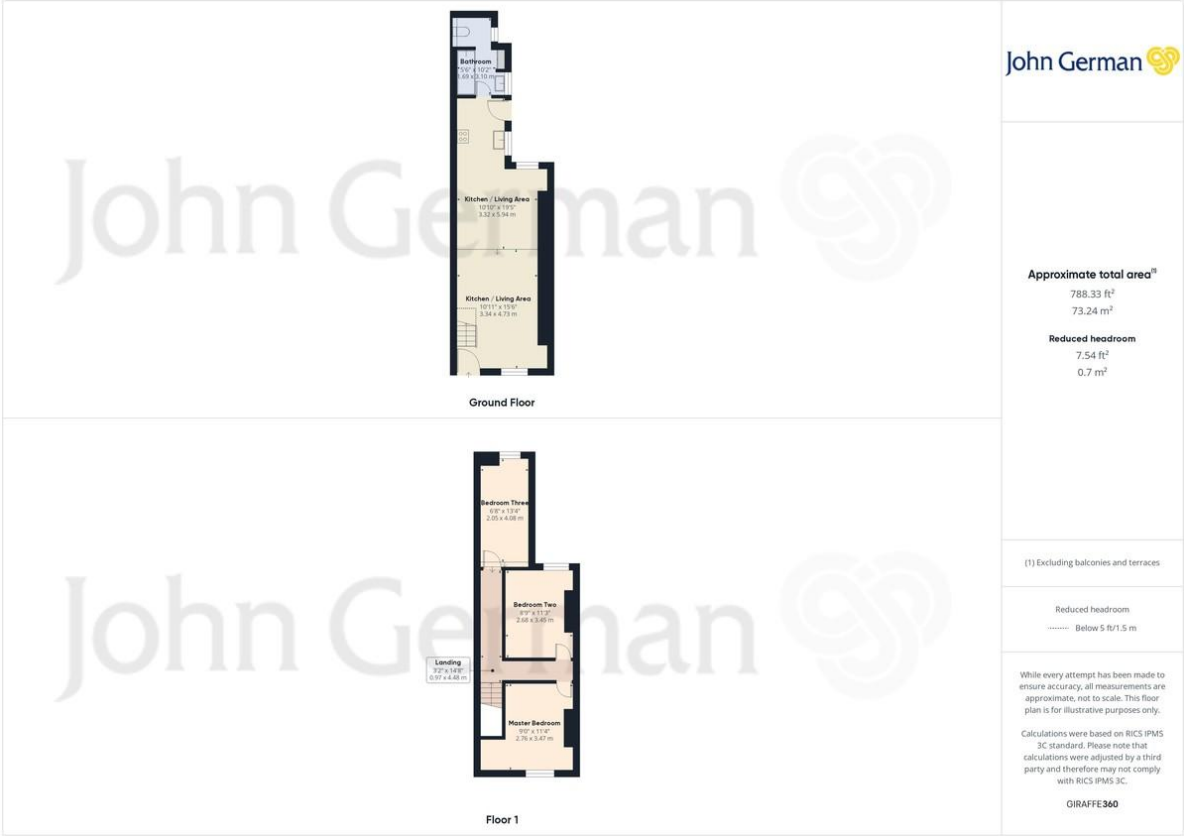
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Cannock Chase District Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA26022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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