



## 12 Belmont Avenue

Shoal Hill, Cannock, WS11 1JQ

**Offers in the region of £260,000**



Chase Owl are pleased to market this well presented three bedroom semi detached home. Situated on a corner plot, within a quiet cul de sac in the sought after area of Shoal Hill. Walking distance to Cannock Chase and offered WITH NO UPWARD CHAIN. Having Porch, Entrance Hallway, Lounge, Dining Room, Conservatory and Fitted Kitchen. First Floor Landing, Three Bedrooms, Shower Room and Separate W.C. Driveway providing plentiful parking to Covered Carport and Garage. Gardens to front and rear.



### Entrance Porch

Approached from upvc double glazed sliding door and having tiled flooring and light point. Further upvc door into Entrance Hallway.

### Entrance Hallway

Having ceiling light point, radiator, tiled flooring, useful under stairs storage cupboard and stairs leading to First Floor Landing. Doors to Lounge and Kitchen.

### Lounge 15'9" x 10'4" (4.80m x 3.15m)

Having living flame gas fire on tiled hearth. Ceiling light point, radiator and upvc double glazed window to front aspect. Arch to Dining Room.

### Dining Room 8'7" x 8'6" (2.62m x 2.59m)

Having ceiling light point, radiator and sliding patio door to Conservatory.

### Conservatory 8'8" x 9'8" (2.64m x 2.95m)

Being constructed of brick base with upvc double glazed frame and having tiled flooring with French doors to Rear Garden.

### Fitted Kitchen 8'7" x 8'3" (2.62m x 2.51m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven, gas hob with extractor fan over, integrated microwave and space with plumbing for washing machine. Ceiling light point, tiled flooring and upvc double glazed window to rear aspect. Upvc door leading to Covered Carport/ Garage and side elevation.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, airing cupboard housing boiler, loft access with ladder, light and boarded and upvc double glazed window to side aspect.

### Bedroom One 12'0" x 8'7" (3.66m x 2.62m)

Having ceiling light point, radiator, coving, built in wardrobes and upvc double glazed window to rear aspect.

### Bedroom Two 10'4" x 11'0" (3.15m x 3.35m)

Having ceiling light point, radiator, coving, built in wardrobes and upvc double glazed window to front aspect.

### Bedroom Three 7'7" x 6'1" (2.31m x 1.85m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

### Shower Room

Comprising walk in shower cubicle and vanity hand wash basin. Ceiling light point, extractor fan, heated towel rail, tiling to walls and flooring and upvc double glazed window to rear aspect.

### Separate W.C

Comprising w.c. Ceiling light point, extractor fan, tiling to walls and flooring and upvc double glazed window to rear aspect.

### Outside

The property is situated on a corner plot, offering a potential buyer scope to extend. Having two lawned fore gardens with flower borders and a tarmac driveway provides parking for several vehicles. This leading to a Covered Carport and in turn leading to Garage with up and over door, with light and power. A sliding door leads into the enclosed Cottage Style Rear Garden having paved patio, planted borders, fruit trees and outside tap. A further gate to the rear allows access.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

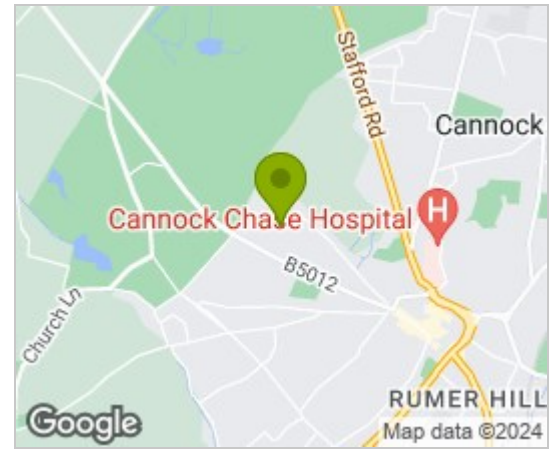
### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

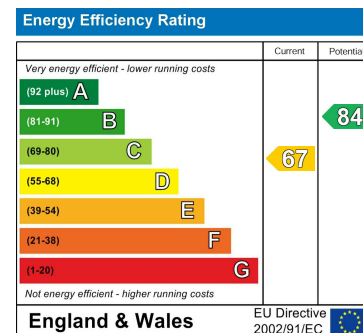
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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