



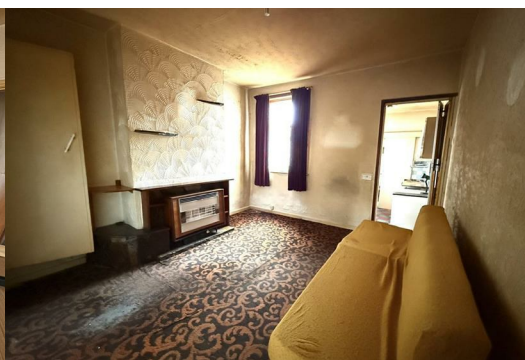
18 Cannock Road

, Cannock, WS11 5BX

£105,000



Chase Owl are pleased to market this three bedroom mid terraced property. Being offered with NO UPWARD CHAIN, ideal for Investors as in need of some modernisation throughout and good location close to amenities. Having Lounge, Dining Room, Kitchen and Downstairs Bathroom. First Floor Landing to Three Bedrooms. OFF ROAD PARKING TO REAR WITH GARAGE and Good sized Garden.



Lounge 12'4" x 11'0" (3.76m x 3.35m)

Approached from hardwood front entrance door and having brick feature fireplace with gas fire on hearth. Ceiling light point and aluminium double glazed window to front aspect. Door to Dining Room.

Dining Room 11'11" x 11'0" (3.63m x 3.35m)

Having ceiling light point, fitted gas fire on slate hearth, useful storage cupboard and aluminium double glazed window to rear aspect. Stairs leading to First Floor Landing.

Kitchen 9'10" x 7'1" (3.00m x 2.16m)

Being fitted with wall and base mounted units with work surface over, incorporating inset stainless steel sink with drainer and tiled splash. Gas cooker, fridge and freezer. Light point, upvc double glazed window to side aspect and door to rear elevation.

Downstairs Bathroom

Comprising panelled bath with shower attachment, w.c and pedestal hand wash basin. Ceiling light point, wall heater, plumbing for washing machine and wooden window to side aspect.

First Floor Landing

Approached from stairs in Dining Room and having light point.

Bedroom One 12'0" x 11'1" (3.66m x 3.38m)

Having ceiling light point and aluminium double glazed window to front aspect.

Bedroom Two 12'1" x 11'0" (3.68m x 3.35m)

Having ceiling light point, airing cupboard housing hot water tank, built in wardrobe with access to loft and wooden window to rear aspect. Door leading to Bedroom Three.

Bedroom Three 10'7" x 6'0" (3.23m x 1.83m)

Having ceiling light point and wooden window to rear aspect.

Outside

The front of the property having a walled foregarden with gravel borders. A shared pedestrian gate allows access to the rear. A shared driveway allows vehicle access to the rear of the property with Garage and good sized enclosed Rear Garden.

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.

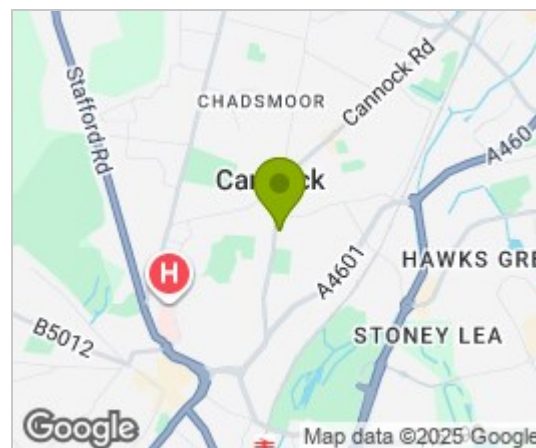
Fixtures and Fittings:

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.

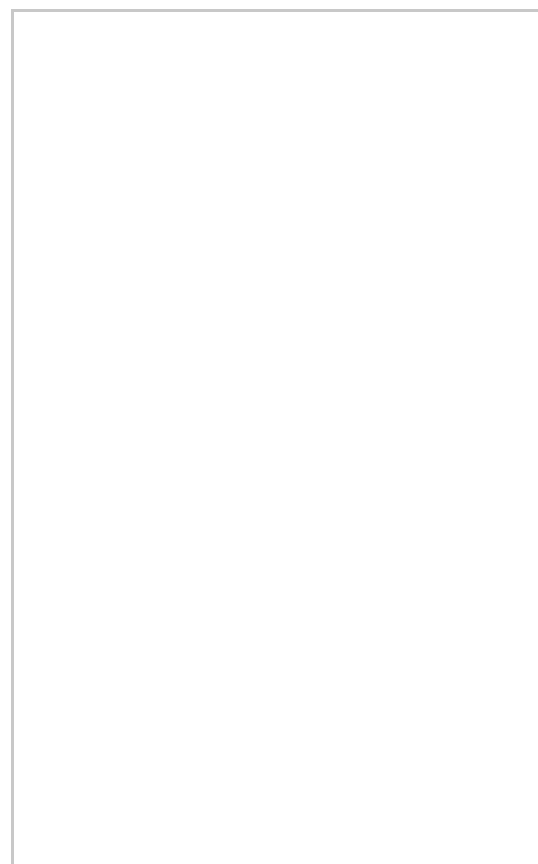
Money Laundering;

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

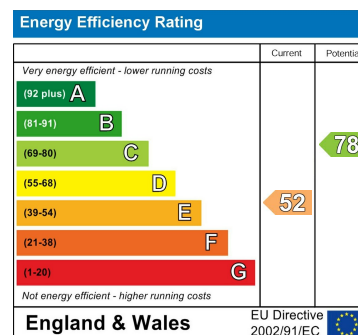
Area Map



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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