



278 Longford Road

, Cannock, WS11 1NF

£390,000



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## Entrance Hallway

Approached from wooden front entrance door with glass inset and having ceiling light point, radiator, two useful storage cupboards and stairs leading to First Floor Landing.

## Guest Cloakroom

Comprising w.c, ceiling light point and window to side aspect.

## Lounge

**24'1" x 11'0" (7.34m x 3.35m)**

Having two decorative ceiling roses with light points, two radiators and windows to front and rear aspects.

## Kitchen

**10'5" x 8'11" (3.18m x 2.72m)**

Being fitted with a sink base unit with inset stainless steel sink with mixer tap and drainer. Gas cooker point, useful storage unit, ceiling light point and window to side aspect. Archway to Dining Room.

## Dining Room

**10'1" x 9'0" (3.07m x 2.74m)**

Having ceiling light point, window to rear aspect and sliding patio door to Conservatory. Access door to Garage.

## Conservatory

**11'10" x 10'11" (3.61m x 3.33m)**

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

## First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access, airing cupboard housing hot

water cylinder tank, further storage cupboard and stained glass picture window to front aspect.

## Bedroom One

**13'4" x 11'2" (4.06m x 3.40m)**

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

## Bedroom Two

**11'0" x 11'0" (3.35m x 3.35m)**

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

## Bedroom Three

**10'6" x 8'2" (3.20m x 2.49m)**

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

## Bathroom

Comprising enamel bath with shower attachment, pedestal hand wash basin and w.c. Ceiling light point, heated towel rail and upvc double glazed window to side aspect.

## Outside

The front of the property having a lawned fore garden with planted borders.

A driveway providing plentiful parking to Garage (33'10" x 9'3") with up and over door having light, power and access door to Rear Garden. The well maintained enclosed rear garden having pathway to lawn with mature planted borders, greenhouse, outside tap and paved seating area.

## Agents Notes

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:**

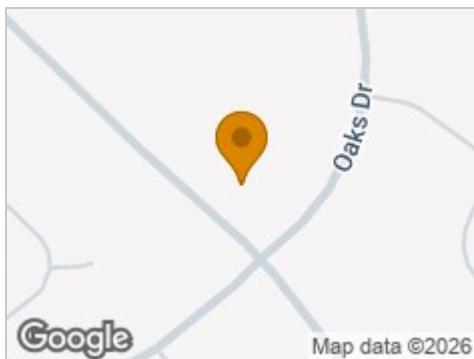
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

**Agents Note**

The property sale is subject to a grant of probate



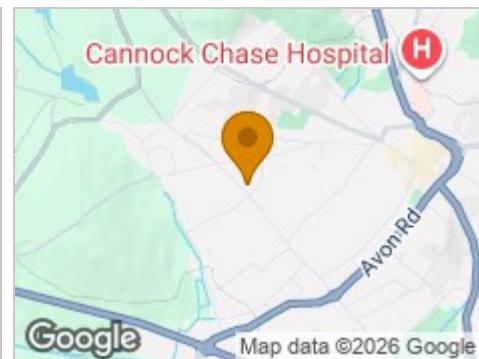
## Road Map



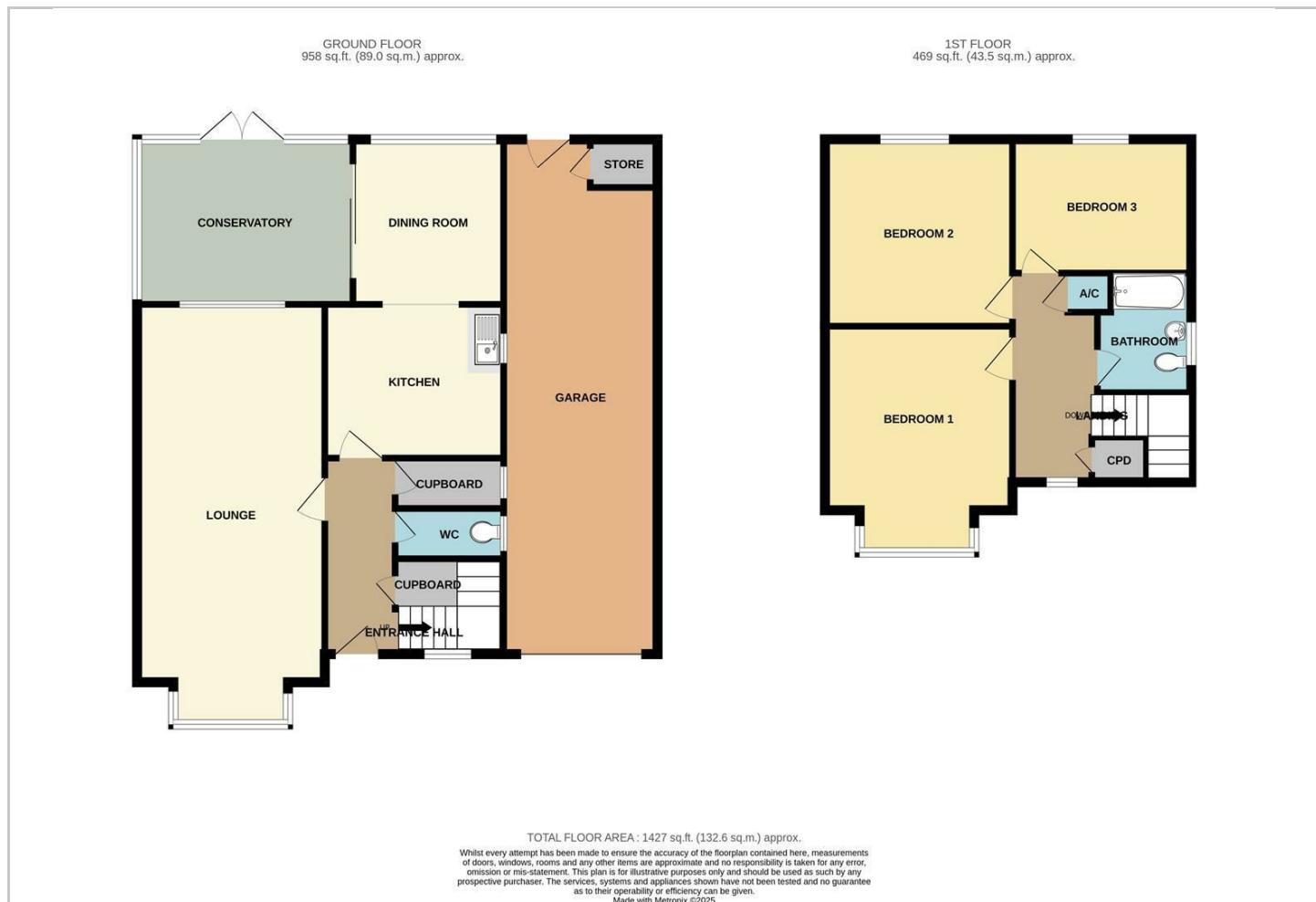
## Hybrid Map



## Terrain Map



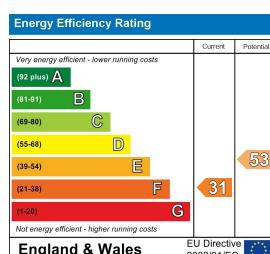
## Floor Plan



## Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

## 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.