



£145,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **E**

🏠 COUNCIL TAX BAND: **A**

## Cannock

Rawnsley Road  
Cannock Staffordshire



**Located on the edge of an area of outstanding natural beauty known as The Chase in addition to being convenient for Beaudesert golf course and Birches Valley, local shops, popular schooling and great commuting links to Cannock, Hednesford, Rugeley and Burntwood. Ideal for the first time or buy to let investor, this great opportunity is sure to be popular, so early viewing is highly recommended.**

Internally, to the ground floor is host to the living room, separate dining room, kitchen opening onto the rear courtyard. Meanwhile, to the first floor, there are two bedrooms, and a bathroom. Externally, the property enjoys a good size separate enclosed rear garden and space providing ample off-street parking. Opportunities to get started on the housing ladder in very sought after location are as rare as hens teeth, so act now!

- Vacant Possession & No Upward Chain
- Two Bedroom End Terraced
- Lounge & Separate Dining Room
- Separate Rear Garden
- Handy For Cannock Chase (AONB)
- Great For Commuting

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

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**Living Room** 12' 0" x 11' 11" (3.67m x 3.63m)

Featuring a decorative fire surround & tiled hearth (no fire) & picture rail. The room also benefits from having a radiator, a double glazed window & entrance door to the front elevation and internal door leads through to the dining room.

**Dining Room** 12' 0" x 11' 11" (3.66m x 3.63m)

A second good sized reception room which features ceiling coving & picture rail. The room also benefits from having a radiator, door to a useful understairs storage cupboard, an additional door providing access to the stairs off, rising to the first floor landing & accommodation, a double glazed window to the rear elevation and a further internal door leading into the kitchen.

**Kitchen** 11' 4" x 7' 8" (3.45m x 2.33m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over and incorporating an inset sink with spaces for plumbed appliances available. The room also benefits from having part-ceramic tiled walls, a radiator, and double glazed window & door to the rear elevation.



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## First Floor Landing

Having a radiator and internal doors off, providing access to all bedrooms & bathroom.

## Bedroom One 12' 3" x 12' 0" (3.73m x 3.67m)

A good sized double bedroom, having a radiator and a double glazed window to the front elevation enjoying pleasant views.



## Bedroom Two 12' 0" x 8' 11" (3.67m x 2.72m)

A second smaller double bedroom, having a radiator and a double glazed window to the rear elevation. The room benefits from also having a built-in cupboard with door.



## Bathroom 9' 1" x 7' 9" (2.76m x 2.37m)

Fitted with a white suite comprising of a low-level WC, pedestal wash hand basin and a panelled bath with shower attachment. The room also benefits from having part-tiled walls, a radiator and a double glazed window to the rear elevation. The room also accommodates a wall mounted gas central heating boiler within a built-in airing cupboard.



## Externally

The property is approached over a paved pathway providing access to the entrance door to the front elevation with a lawned foregarden having a variety of plants & shrubs. To the rear, the property benefits from having off-street parking with a timber access gate leading into the rear yard. There is a separate enclosed rear garden, being enclosed by timber panelled fencing featuring an outdoor paved seating/outdoor entertaining area, the majority of the garden of which is laid to lawn.



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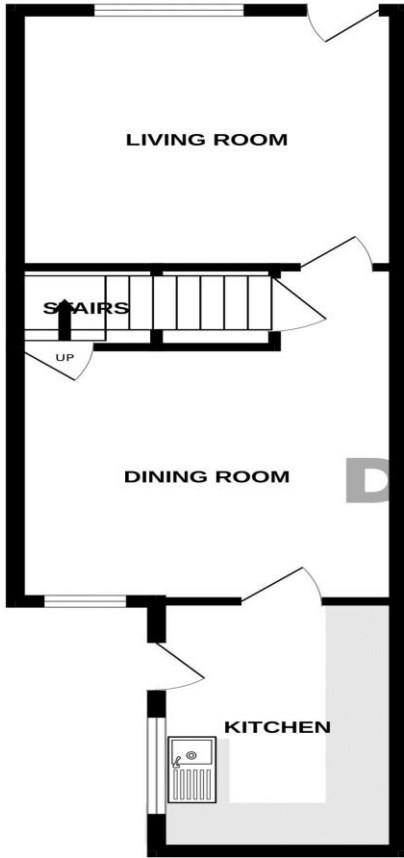
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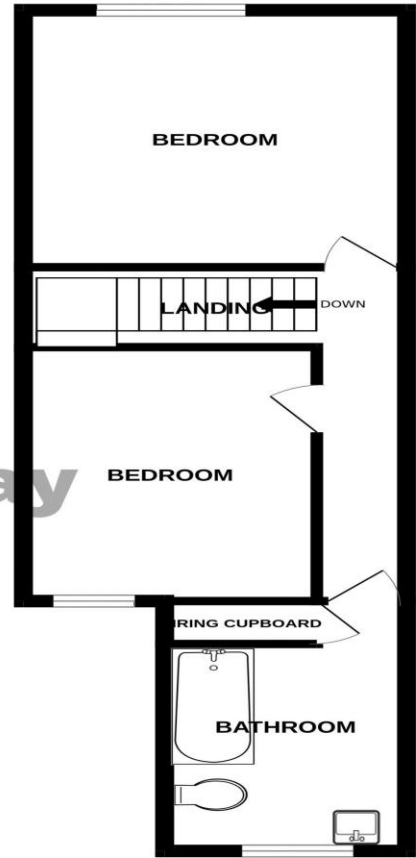
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GROUND FLOOR



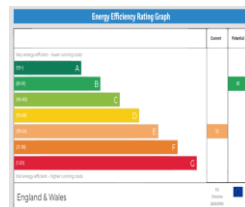
1ST FLOOR



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93 RAWNSLEY ROAD, CANNOCK. WS12 1JG

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