



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS

78 EDWARD STREET, CANNOCK, STAFFS, WS11 5JF

£120,000





Offered with no onward chain and in need of refurbishment Chariot Estates are pleased to bring to the market this two bedroom semi-detached property. Briefly comprising of two reception rooms, kitchen, two double bedrooms, bathroom and an enclosed rear garden.

Situated within Cannock the property is within easy reach to the facilities offered in Cannock Town Centre as well as the McArthur Glenn Outlet with useful road links to the A5 and the M6.

Having a fore courtyard entrance is a via an open canopy porch and a double glazed door that opens into:

#### **RECEPTION ROOM ONE:**

3.65m x 3.42m Having a double glazed window to fore, radiator and a door to:

#### **RECEPTION ROOM TWO:**

3.65m x 3.41m Having a double glazed window to the rear, radiator, useful under stair storage cupboard, door to the stairs and a door to:

#### **KITCHEN:**

2.86m x 1.91m Having wall mounted and base units, works surfaces, sink and drainer, space for appliances, tiled floor, cooker and hob with e a double door and window to the side.

**LANDING:** Having doors to:

**BEDROOM ONE:**





3.64m x 3.43m Having a radiator and a double glazed window to fore.

#### **BEDROOM TWO:**

3.43m x 2.78m Having a radiator, double glazed window to the rear and a built in cupboard.

#### **BATHROOM:**

Having a bath with a shower over, low level flush W.C, wash hand basin, airing cupboard which houses the boiler, radiator and a double glazed window to the rear.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

#### **VIEWING:**

Strictly via Chariot Estates on 01543 68 68 77

**TENURE: Freehold**

**Epc E**

**Council Tax A**

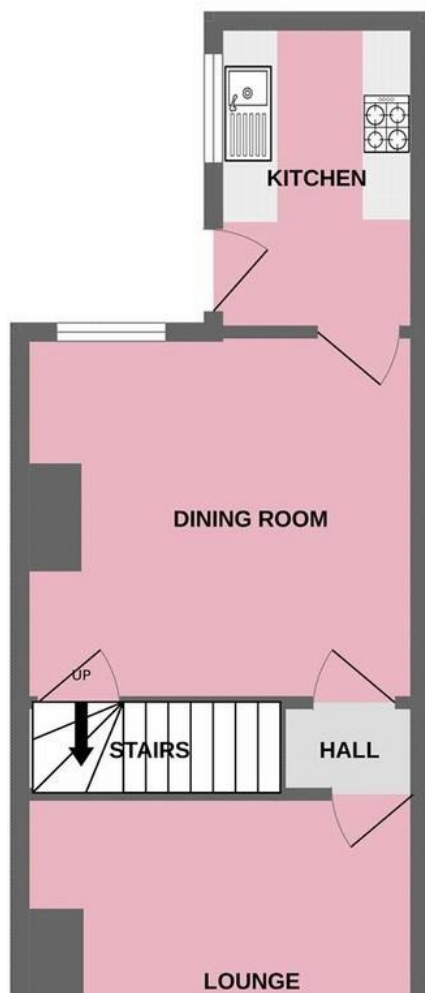
**CHAIN: No onward chain**

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**WEBSITE: [www.chariotestates.co.uk](http://www.chariotestates.co.uk)**



GROUND FLOOR



1ST FLOOR



[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | <b>78 C</b> |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      | <b>45 E</b> |             |
| 21-38 | <b>F</b>      |             |             |