



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS

325 CEMETERY ROAD, CANNOCK, STAFFS, WS11 4QE

£210,000





Offered with no onward chain Chariot Estates are pleased to bring to the market this deceptively spacious and beautifully presented three bedroom end terraced property.

Situated within Cannock the property is within easy reach of Cannock Town Centre along with the McArthur Glenn Outlet, Cannock Chase and the M6 and A5.

Briefly comprising of a formal reception room, open plan contemporary breakfast kitchen and dining area, utility area, modern downstairs bathroom, three first floor bedrooms, rear garden and having rear parking.

FRONT RECEPTION ROOM:

3.79m x 3.41m Having laminate flooring, radiator, wall mounted electric fire and a door to:

DINING AREA:

3.77m x 3.40m Having tiled flooring, radiator, door to the stairwell, inset ceiling lights, radiator and an opening to:

KITCHEN AREA:

3.94m x 2.87m Fitted with a range of wall mounted and base units, work surfaces, breakfast bar, integrated oven and hob with an extractor over, stainless steel sink and drainer with a mixer tap over, splash back tiling, inset ceiling lights, radiator, double glazed window to the rear and side, door to the side and an opening to:

UTILITY AREA:



Having double opening doors, wall mounted boiler, lighting and tiled flooring.

DOWNSTAIRS BATHROOM:

2.41m x 2.12m Fitted with a panelled bath with a shower over, glass shower screen, W.C and wash basin set into a vanity unit, tiled flooring, double glazed window to the rear and an extractor fan.

LANDING:

Having a radiator with doors into:

BEDROOM ONE:

3.81m x 3.38m Having a radiator and a double glazed window to fore.

BEDROOM TWO:

3.39m x 2.80m Having a radiator, useful storage cupboard and a double glazed window to the rear.

BEDROOM THREE:

3.03m x 2.12m Having a radiator and a double glaze window to the rear.

REAR GARDEN:

Having a rear patio area that incorporates off road parking and having an enclosed lawn.

Due to legislation we require to carry out an anti money laundering checks on all buyers at a cost of £39 per person which is non-refundable.

EPC A

Council Tax D



CHAIN:

The property benefits from having no onward chain

VIEWING:

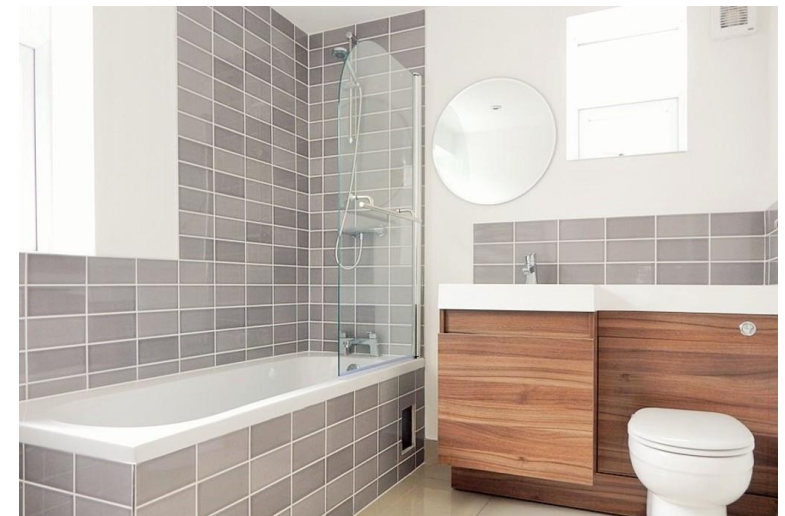
Strictly via Chariot Estates on 01543 68 68 77

TENURE:

Freehold, to be confirmed by solicitors

E-MAIL: burntwood@chariotestates.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	