



Cannock Wood Street,
Cannock, WS12 0PN

£125,000

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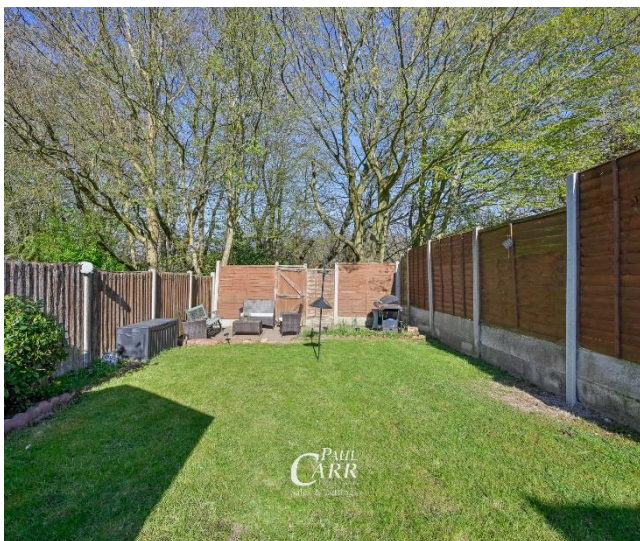


Paul Carr Estate Agents are delighted to market this first floor maisonette in Hazelslade, Cannock with excellent access to local amenities, transport links and schools.

This property briefly comprises a ground floor Porch / Office with a staircase leading to the first floor Hall, 15ft+ Lounge, modern Kitchen, Bathroom and double Bedroom.

The property benefits from on-street parking with a private rear garden which benefits from a rear gate leading to the highly coveted 'Hazelslade Nature Reserve'.





Property Specification

Spacious First Floor Maisonette
Modern Kitchen
15ft+ Lounge
Private Rear Garden
On Street Parking
Rear Gate Leading To The 'Hazelslade Nature Reserve'

Porch
9' 9" x 5' 10" (2.96m x 1.78m)

Hall

Lounge
15' 6" x 10' 8" (4.73m x 3.25m)

Kitchen
6' 9" x 10' 8" (2.06m x 3.25m)

Bedroom
11' 11" x 10' 7" (3.64m x 3.22m)

Bathroom
6' 9" x 7' 1" (2.06m x 2.17m)

External

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 10th April 2025

Viewer's Note:

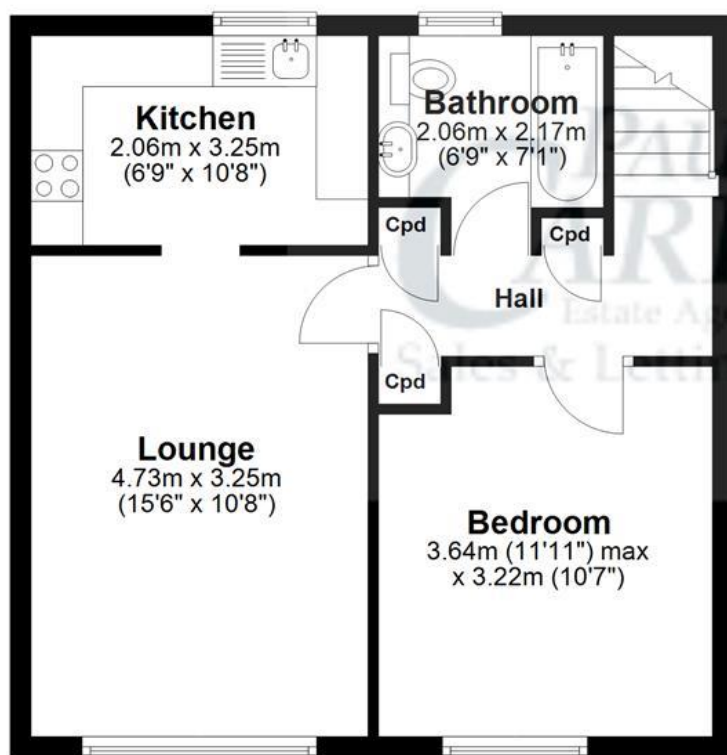
Services connected: Gas, Electricity, Water, Drainage
Council tax band: A
Tenure: Leasehold 89 years remaining
Ground Rent: £10
Service Charge: £204

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

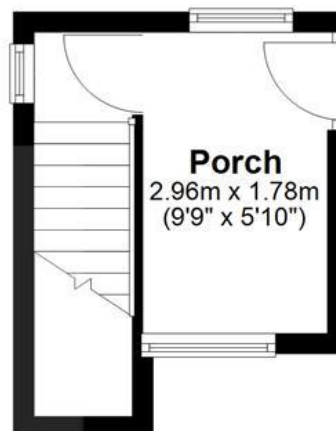
First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



Ground Floor

Approx. 9.1 sq. metres (98.4 sq. feet)



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

