



Broad Street,
Cannock, WS11 0DA

£122,000

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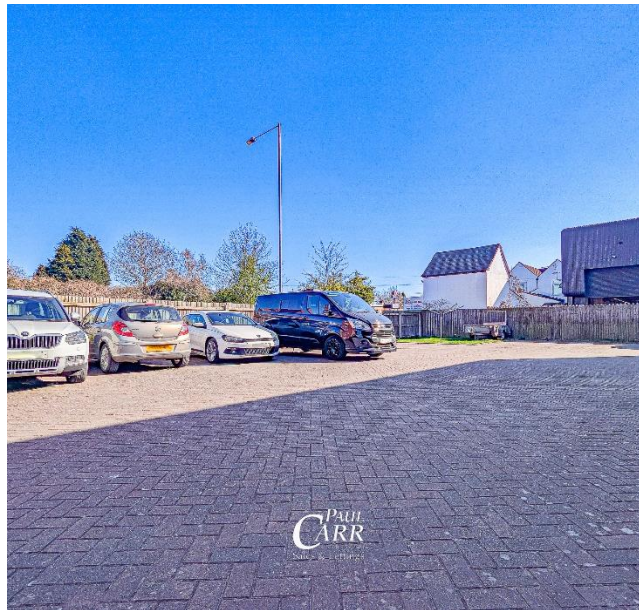
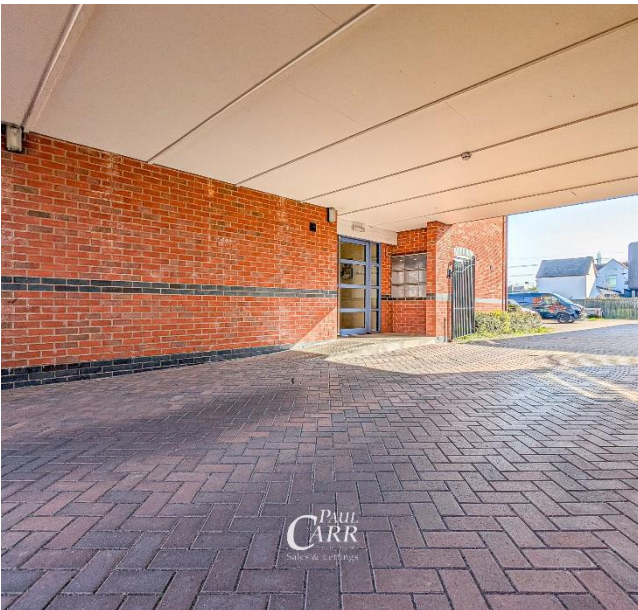


Paul Carr Estate Agents are pleased to market this first floor apartment in the heart of Cannock with excellent access to local amenities, transport links and schools.

This property briefly comprises an Entrance Hall, Lounge, Kitchen, two Bedrooms and a Family Bathroom.

This first floor apartment also benefits from an allocated parking space to the rear of the property - accessed via electric gates.





Property Specification

Attention First Time Buyers
125 Year Lease
£0 Ground Rent
£100 Service Charges (Paid Monthly)
Allocated Parking To The Rear Accessed Via Electric Gates

Hall

Lounge

16' 8" x 10' 11" (5.09m x 3.33m)

Kitchen

6' 5" x 8' 4" (1.95m x 2.53m)

Bedroom One

10' 6" x 8' 4" (3.19m x 2.53m)

Bedroom Two

7' 7" x 7' 3" (2.3m x 2.2m)

Bathroom

6' 4" x 6' 4" (1.92m x 1.92m)

Externally

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: 5th April 2025

Viewer's Note:

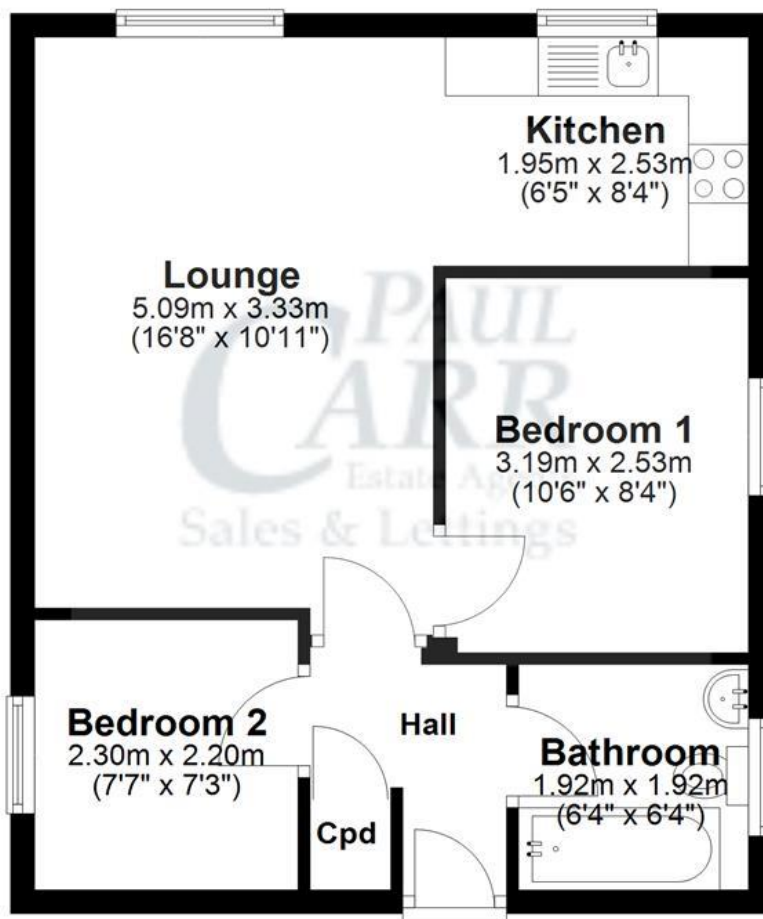
Services connected: Electricity, Water, Drainage
Council tax band: A
Tenure: Leasehold years remaining, lease from
Ground Rent: £0
Service Charge: £1200

Floor Plan

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

Ground Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

