



Longacres,
Cannock, WS12 1LD

£125,000

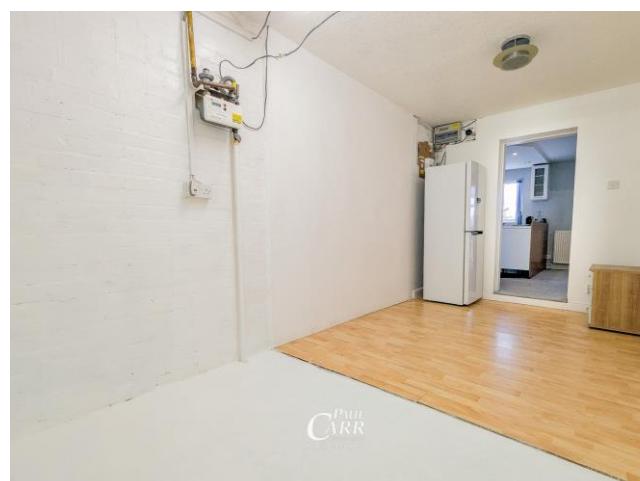
£125,000



Paul Carr Estate Agents are pleased to present this spacious one / two bedroom ground floor apartment in Rawnsley, Cannock available with no onward chain.

The accommodation comprises a central entrance hallway, an open plan kitchen-living area, with adjacent converted garage, conservatory and modern recently fitted family bathroom.

Situated opposite the 'Hednesford Hills Local Nature Reserve' in Rawnsley, this chain-free property benefits from a double width driveway to the front with a private, low maintenance rear garden set over two tiers with two storage sheds.





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: 16th September 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

Generously Sized Ground Floor Apartment
19ft+ Open Plan Kitchen-Living Area
Double Bedroom With Scope To Convert Second
Reception Room
Conservatory
Private Rear Garden

Hall

Open Plan Kitchen-Living Space
11' 4" x 19' 1" (3.46m x 5.82m)

Bedroom One
11' 4" x 8' 8" (3.46m x 2.63m)

Converted Garage / Store
15' 2" x 7' 3" (4.63m x 2.21m)

Family Bathroom
8' 1" x 5' 6" (2.47m x 1.68m)

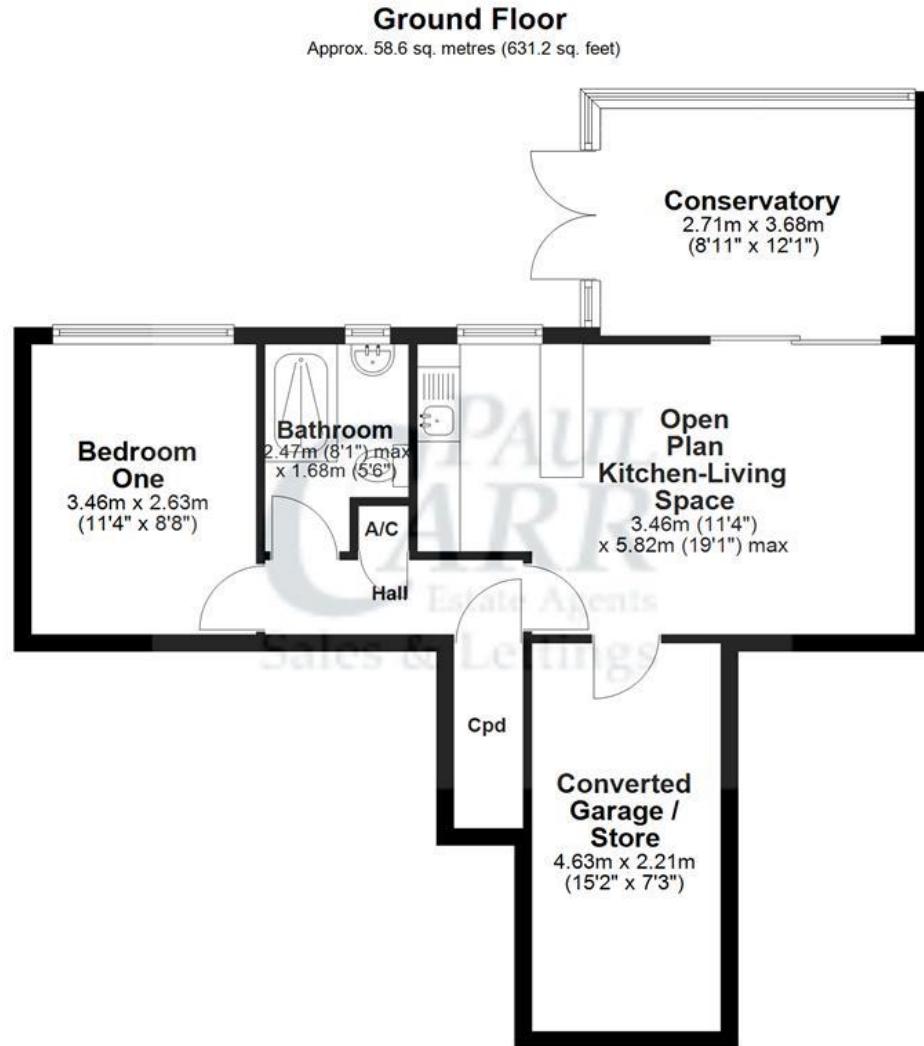
Conservatory
8' 11" x 12' 1" (2.71m x 3.68m)

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
Council tax band: A
Tenure: Leasehold 138 years remaining
Ground Rent: £84

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

