



Barnard Way,
Cannock, WS11 6XQ

£95,000

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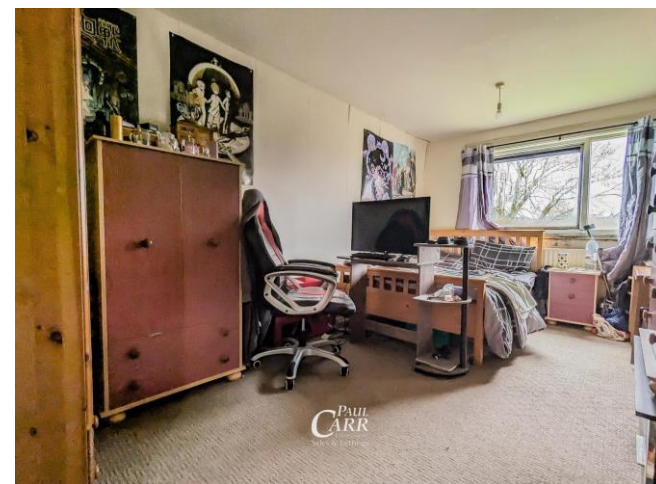


Paul Carr Estate Agents are pleased to present this spacious two bedroom first floor apartment situated on Barnard Way in the heart of Cannock available with no onward chain.

The accommodation comprises an entrance hallway, Kitchen with Boiler / Utilities cupboard, a spacious 15ft+ Lounge, two very well proportioned double bedrooms and a family bathroom.

Externally the property benefits from communal greenspace, allocated bin store as well as communal off road parking.

This property is available with no onward chain and can be purchased with a tenant in situ or with vacant possession.





Property Specification

First Floor Apartment Available With Tenant In Situ Or
Vacant Possession
Two Double Bedrooms
Spacious 15ft+ Lounge
Communal Off Road Parking
Approx. 88 Year Lease Remaining

Entrance Hall

Lounge

15' 1" x 12' 1" (4.59m x 3.68m)

Kitchen

15' 1" x 8' 10" (4.59m x 2.68m)

Bedroom One

15' 1" x 8' 10" (4.59m x 2.68m)

Bedroom Two

15' 1" x 8' 10" (4.59m x 2.68m)

Family Bathroom

5' 10" x 8' 10" (1.78m x 2.68m)

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: 31st October 2025

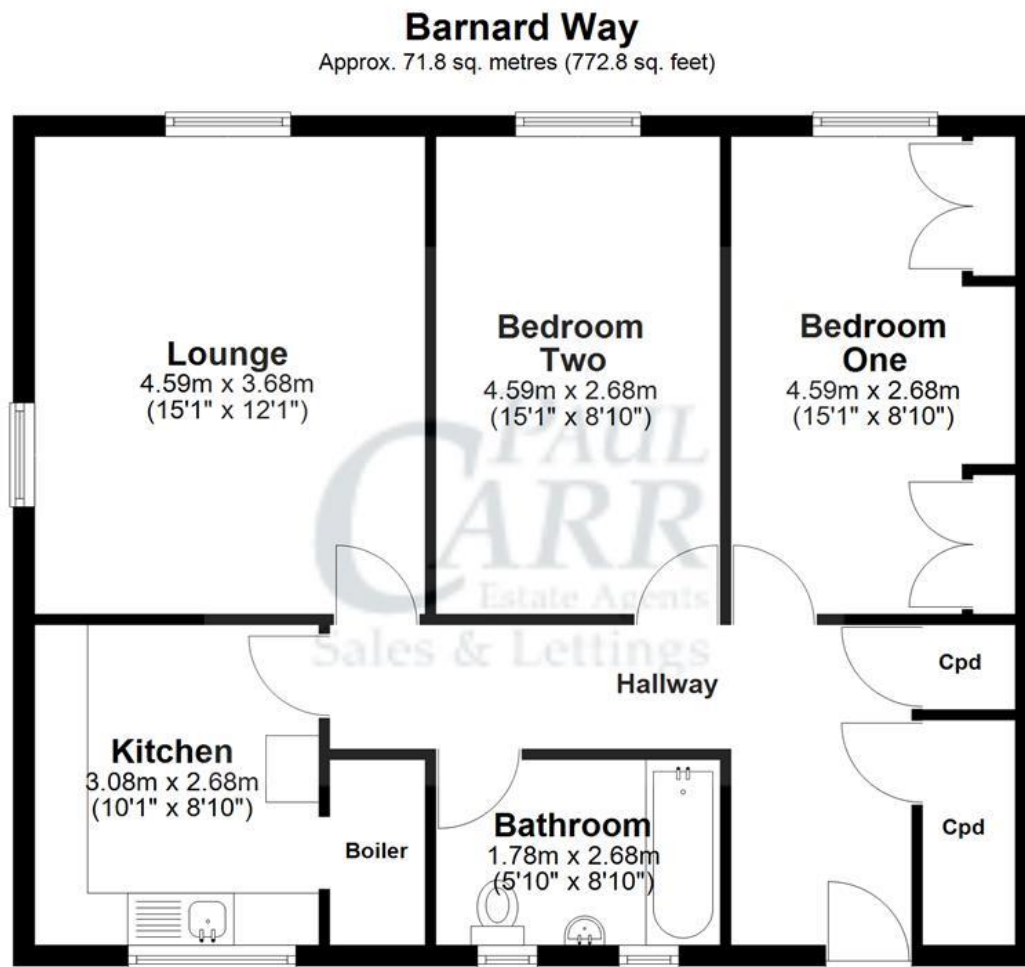
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
Council tax band: A
Tenure: Leasehold 125 years from 25 March 1989 years remaining, lease from 25th March 1989
Ground Rent: £10

Floor Plan

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



Total area: approx. 71.8 sq. metres (772.8 sq. feet)

Energy Efficiency Rating

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

Map Location

