



Rowan Craft

Webbs

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Price Street | Cannock | WS11 0EH

£97,500

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Summary

** NO CHAIN ** OVER 55s WARDEN CONTROL COMPLEX ** TOWN CENTRE LOCATION ** COMMUNAL GROUNDS ** RESIDENTS LOUNGE & FACILITIES ** VISITOR BEDROOM & ENSUITE ** INTERNAL VIEWING IS ESSENTIAL ** WELL PRESENTED THROUGHOUT ** LIFT ** COMMUNAL LAUNDRY **

Webbs Estate Agents have pleasure in offering this spacious first floor two bedroomed apartment within the popular purpose-built sheltered housing development of Rowan Croft, being close to all local amenities, shops and Cannock Town Centre, In addition, benefiting from communal hallway, lifts within the main building, guest bedroom with ensuite and reception/sitting area, residents lounge with kitchen area off and laundry facilities.

APARTMENT:-

This lovely apartment briefly comprises: thorough hallway with intercom access, lounge diner, kitchen, two bedrooms with the master being a good sized double, refitted shower room, externally there are gated communal grounds and parking. VIEWING ADVISED TO FULLY APPRECIATE THE SIZE AND LOCATION OF THE PROPERTY ON OFFER

Key Features

- OVER 55'S
- LIFTS TO THE MAIN BUILDING
- COMMUNAL GARDEN, LOUNGE AND LAUNDRY
- REFITTED SHOWER ROOM
- VIEWING ADVISED
- FIRST FLOOR TWO BEDROOM APARTMENT
- CLOSE TO TOWN CENTRE AND AMENITIES
- SPACIOUS LOUNGE DINER
- WELL PRESENTED

Rooms and Dimensions

SECURE COMMUNAL ENTRANCE AND LIFTS

ENTRANCE HALLWAY WITH STORAGE CUPBOARDS

LOUNGE DINER

16'10" x 9'0" (5.14m x 2.75m)

KITCHEN

7'0" x 6'2" (2.14m x 1.88m)

BEDROOM ONE

12'5" x 9'7" (3.79m x 2.94m)

BEDROOM TWO

9'8" x 7'3" (2.97m x 2.21m)

SHOWER ROOM

6'2" x 5'4" (1.90m x 1.63m)

COMMUNAL LOUNGE, LAUNDRY AND PARKING







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	81		
Energy Efficiency Rating scale (A-G) with current (78) and potential (81) values.		Environmental Impact (CO ₂) Rating scale (A-G) with current and potential values.	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	