



Forge Close, Churchbridge
Cannock, WS11 8JJ

Offers in the Region Of £150,000

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Beautifully presented modern ground floor apartment set in a sought after development close to M6/M54/M6 Toll Paul Carr Estate Agents are delighted to market this stylish ground floor modern apartment located in a sought after area of Churchbridge, Cannock close to excellent road and motorway links and a short drive to facilities in Cannock town centre.

Set on a modern development within easy reach of local amenities this ground floor apartment is accessed via a secure communal entrance and comprises of an entrance hallway, open-plan living room/kitchen area. A Juliet balcony overlooks the communal garden area to the rear.

There are two double bedrooms with the main bedroom having an en-suite shower room. A bathroom and storage in the hallway complete the accommodation. The property has an allocated parking space outside the apartment and is accessed via a secure gated entrance. Offered with NO ONWARD CHAIN and having a long lease (107 yrs remaining) this superb apartment is available to view via Paul Carr Estate Agents, Great Wyrley.





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: 19th April 2025

Property Specification

Beautifully Presented Ground Floor Apartment
Secure Allocated Parking
Open-Plan Kitchen/Lounge/Dining Area
Juliet Balcony Overlooking the Rear Communal Garden
Two Double Bedrooms

Hall

Living Room 4.07m (13'4") x 3.60m (11'10")

Kitchen 3.30m (10'10") x 1.89m (6'2")

Bedroom 1 3.82m (12'6") max x 2.81m (9'3")

En-suite

Bedroom 2 2.92m (9'7") x 2.81m (9'3")

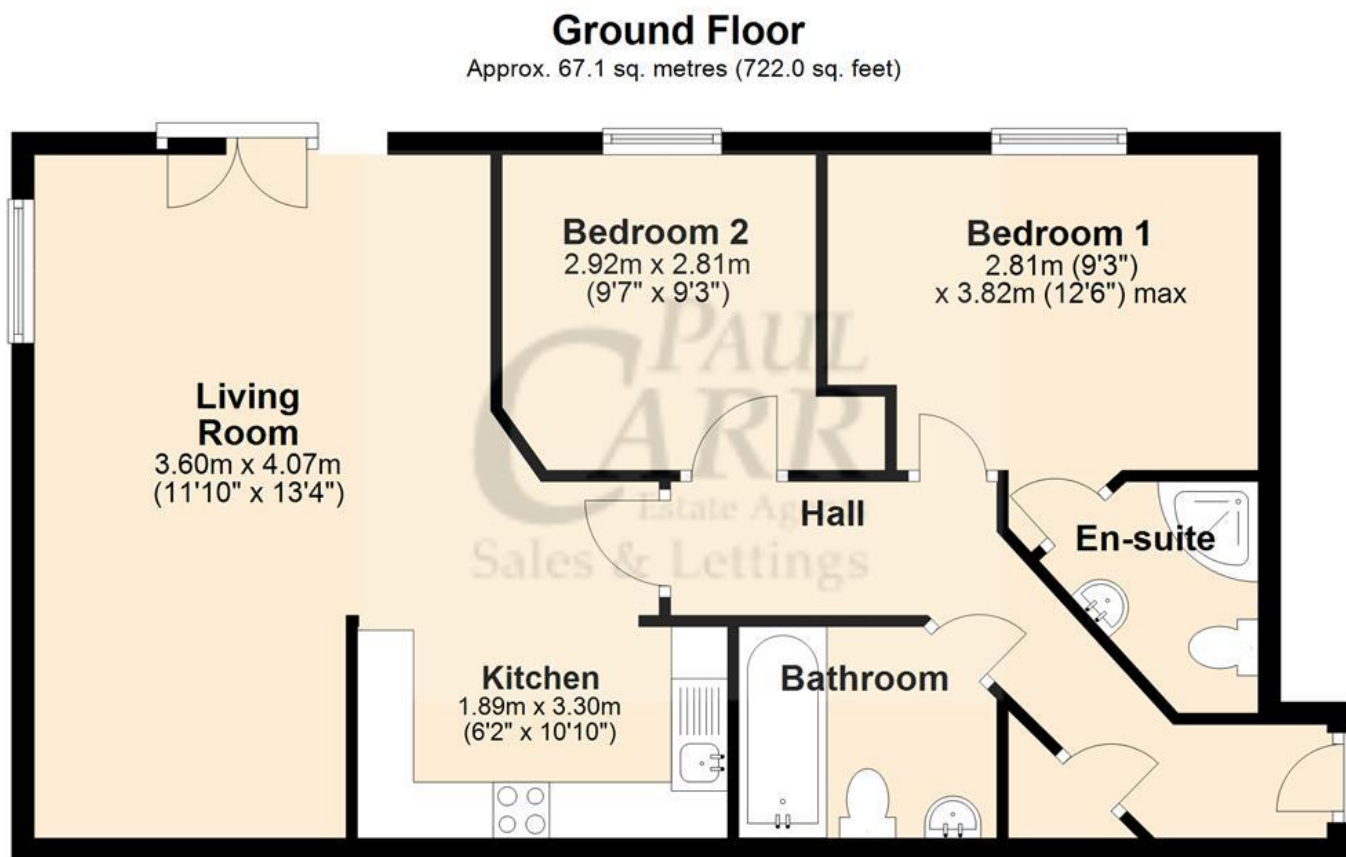
Bathroom

Viewer's Note:

Services connected:
Council tax band:
Tenure: Leasehold years remaining 107,
Ground Rent: £300 per annum
Service Charge: £1177 per annum
Restrictions:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

