



**9, Cartwright Way,
Cannock, WS11 0LS**

£270,000.00



**** MODERN SEMI DETACHED HOME ** SITUATED ON WALKMILL PLACE DEVELOPMENT ** SPACIOUS AND WELL MAINTAINED THROUGHOUT ** SET OVER THREE FLOORS ** THE WYATT DESIGN BUILT BY LINDEN HOMES ** THREE BEDROOMS ** LIVING ROOM ** KITCHEN ** FAMILY BATHROOM, EN SUITE AND GUEST WC ** DRIVE AND GENEROUS REAR GARDEN ** EASY ACCESS TO M6/A5, MCARTHUR GLEN DESIGNER OUTLET, AMENITIES AND SCHOOLS ****

Spacious Modern three storey Semi - Detached home nestled in the heart of the modern Walkmill Place residential development in Bridgtown, Cannock situated within easy reach of the M6 motorway at junction 11 and 12 , the Mcarthur Glen designer outlet, schools and amenities you really have convenience at your fingertips. The property features double glazing and gas radiator central heating, ensuring cosy and comfortable living space. The main entrance door leads you to a light and welcoming reception hallway with doors radiating off to a guest WC, spacious main living room and modern fitted kitchen. Stairs from the hall take you the light first floor landing with doors off to two bedrooms and the family bathroom. The top floor boasts a fantastic main bedroom with a large en suite shower room. The outside space is generous with a side driveway providing parking leading through to a garden. **CALL TODAY TO BOOK A VIEWING BLOXWICH OFFICE .**

Reception hall

Guest WC

Breakfast Kitchen 15' 10" x 6' 6" (4.83m x 1.99m)

Living Room 13' 4" x 10' 0" (4.06m x 3.04m)

First Floor Landing

Bedroom Two 13' 4" x 9' 5" (4.07m x 2.86m)

Bedroom Three 9' 9" x 6' 4" (2.96m x 1.93m)

Bathroom 6' 6" x 6' 4" (1.97m x 1.92m)

Top floor landing

Bedroom One 13' 8" x 13' 3" (4.16m x 4.05m)

En suite 9' 4" x 4' 4" (2.85m x 1.33m)

Front garden and side drive

Large rear garden

BUYERS INFORMATION In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: