



Connells

Littleworth Road
CANNOCK

Littleworth Road
CANNOCK, WS12 1HZ

for sale offers in the region of
£170,000



Ground Floor

Reception Room

Having a UPVC front entrance door into the reception room, double glazed window to the front aspect, carpeted flooring, radiator, ceiling light point, gas fire place and surround, door to living room.

Living Room

Having laminate flooring, two radiators, door to stairs, gas fire place and surround, door to kitchen, double glazed window to the rear aspect, ceiling light point.

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate worksurfaces across, sink with drainer, free standing oven with gas hob, ceiling light point, laminate flooring, double glazed window to the side aspect, UPVC door to the side aspect, door leading to bathroom.

Bathroom

Having a bathtub, hand wash basin, part tiled walls, laminate flooring, ceiling light point, door to WC, double glazed window to the side aspect.

Seperate WC

Having a low level WC, part tiled walls, laminate flooring, ceiling light point, hand rail.



First Floor

Landing

Having carpeted flooring, ceiling light point, doors to bedrooms, loft hatch access.

Bedroom 1

Having carpeted flooring, ceiling light point, radiator, two double glazed windows to the front aspect, door to storage cupboard.

Bedroom 2

Having carpeted flooring, ceiling light point, double glazed window to the rear aspect

Bedroom 3

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect, boiler housing.

Outside

Front

Having a large patio area leading up to front entrance door.

Rear

Having a patio courtyard with multiple outhouses ideal for storage, with gated access to rear for parking.

Agents Notes

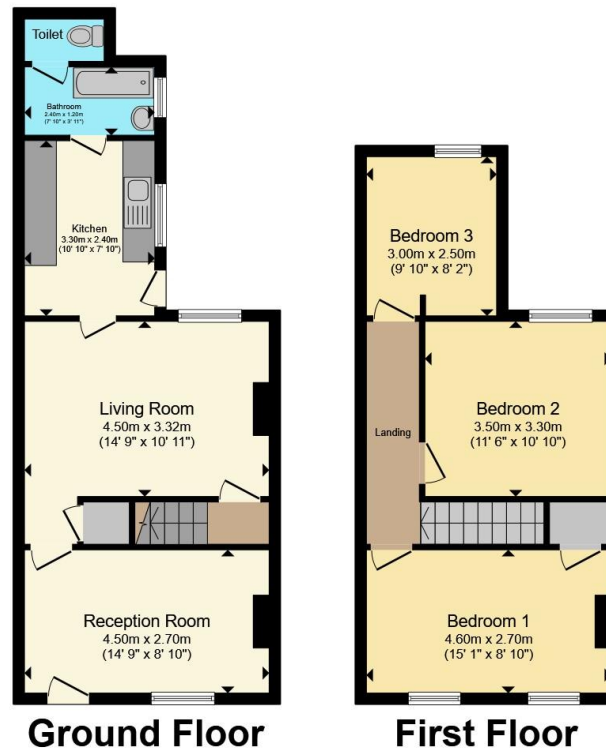
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 85.1 m² (916 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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10-12 Wolverhampton Road
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/CNK109007



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: CNK109007 - 0001