



Connells

The Ridings
Cannock

The Ridings Cannock WS11 8JG

for sale offers over
£240,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this three bedroom, semi detached property located within walking distance of Cannock town centre offering a wide variety of choice; combining shopping malls, a mix of bars and cafes and a traditional market.

To the ground floor, the property briefly comprises of an entrance hallway, lounge, a kitchen/diner overlooking the rear garden and a guest WC. To the first floor having three bedrooms and a shared bathroom. Externally benefiting from having a front garden with parking to the side and a stunning garden to the rear complete with side access. Also benefiting from new double glazed UPVC windows and doors throughout. Early viewings are highly recommended!

Ground Floor

Entrance Hallway

Having a double glazed front entrance door, laminate flooring, radiator, ceiling light point, doors to lounge and WC and stairs leading up to the first floor

Guest WC

Having a WC, wash hand basin, radiator, ceiling light point, laminate flooring and a double glazed window to the rear aspect

Living Room

Having a double glazed window to the front aspect, two radiators, ceiling light point, door to kitchen/diner and laminate flooring

Kitchen / Diner

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and a one and half bowl sink and drainage system. Having an electric oven with gas hobs and cookerhood over, tiled splashbacks, plumbing for the dishwasher and washing machine, space for fridge freezer, space for dining furniture, two ceiling light points, radiator, tiled flooring, under stairs storage cupboard, double glazed windows to the side and rear aspects and double glazed french doors leading to the rear garden.



First Floor

Landing

Having stairs leading up from the hallway, carpeted flooring, ceiling light point and doors leading to bedrooms and bathroom

Bedroom 1

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

Bedroom 2

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

Bedroom 3

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

Family Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, bath, shower cubicle, part tiled walls, radiator, extractor fan, ceiling light point and vinyl flooring

Outside

Front

Having a laid to lawn area and pathway leading to the front entrance door

Rear

Being an enclosed private garden with artificial grass for low maintenance, paved area and gated access to the driveway parking with an electric charging point.

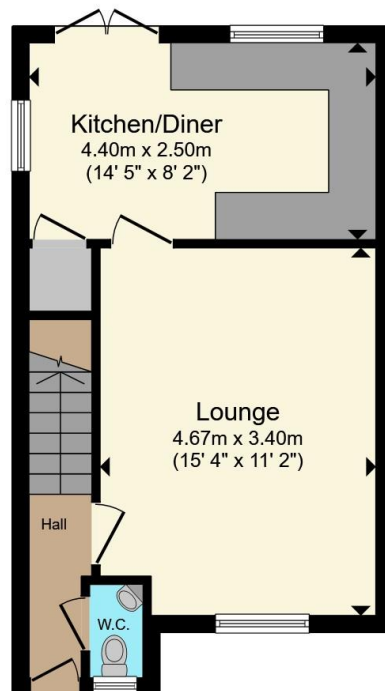
Agents Notes

An AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

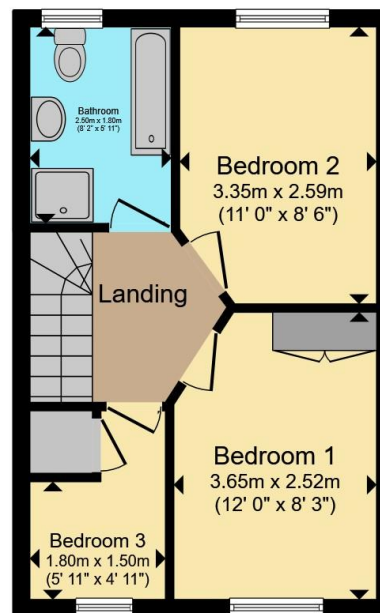








Ground Floor



First Floor

Total floor area 65.1 m² (701 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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CANNOCK WS11 1AH

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108042



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