



Connells

Fairfield Close
Heath Hayes, Cannock

Fairfield Close Heath Hayes, Cannock, WS12 3TU

for sale offers over
£200,000



Hallway

Having a double glazed front entrance door, laminate flooring, ceiling light point and doors to kitchen and living room

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink with drainer, integrated oven with 4 point gas hob and cooker-hood over, tiled splash-backs, plumbing for the washing machine, space for appliances, radiator, ceiling light point, laminate flooring, double glazed window to the side aspect and a double glazed door to the rear garden

Living Room

Having a double glazed window to the front aspect, radiator, two ceiling light points, wall lights, electric fireplace with surround, laminate flooring and door to inner hallway



Inner Hallway

Having laminate flooring, ceiling light point, storage cupboard and doors to lounge, bedrooms and bathroom

Bathroom

Bedroom 1

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

Bedroom 2

Having double glazed French doors to the conservatory, radiator, ceiling light point and laminate flooring

Conservatory

Having double glazed windows and doors to the rear garden,

Outside

Front

Having a tarmac driveway suitable for multiple vehicles, lawn area, a variety of shrubs and gated side access to the garage

Rear

Having a paved patio area, garage access and a raised lawn area with a variety of shrubs

Garage

Having an up & over door to the front and double glazed door to the side, power and lighting

Agents Note

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 70.5 m² (759 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

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK108616

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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