

Connells

Forge Close
Churchbridge, Cannock

Forge Close
Churchbridge, Cannock, WS11 8LE

for sale
£275,000







This beautifully presented three-bedroom end-terrace home is located in the highly desirable Churchbridge area and offers modern, spacious living accommodation that is ready to move straight into. Perfect for first-time buyers, growing families, or professionals, the property has been tastefully improved and maintained to an exceptional standard throughout.

The accommodation briefly comprises a welcoming entrance hallway, guest WC, a bright and spacious lounge with patio doors leading to the rear garden, and a stunning open-plan kitchen/diner complete with integrated appliances, creating the perfect space for everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, alongside a contemporary family bathroom.

Externally, the property boasts an attractive landscaped rear garden featuring decking, patio seating areas and a low-maintenance artificial lawn, providing an ideal outdoor retreat for relaxing and entertaining. To the front, a driveway offers off-road parking for two vehicles.

Conveniently situated close to a range of local amenities, reputable schools and excellent transport links, this superb home offers both comfort and convenience in equal measure.

Early viewing is highly recommended to fully appreciate the quality, space and lifestyle opportunity on offer

Entrance Hall

Having doors to the lounge, WC, kitchen/diner, storage cupboard, understairs storage, ceiling light point and stairs to the first floor

W.C.

Having a double glazed window to the front

Kitchen/Diner

Being a fitted kitchen with a range of wall, base and drawer units with oak effect work surfaces over and having a sink/drainer, tiled brick effect splash-backs, extractor hood, radiator, ceiling light point, laminate flooring, space for appliances, space for dining table and double glazed window to the front

Lounge

Having double glazed patio doors opening into the garden, double glazed window panes either side of the doors, laminate flooring, ceiling light point and radiator

First Floor

Landing

Having doors to all bedrooms, bathroom, airing cupboard, ceiling light point and carpeted flooring

Bedroom 1

Having a double glazed window to the rear, door to the en-suite, built in wardrobe, decorative panelling, ceiling light point, radiator and carpeted flooring

En-Suite

Having a shower, part tiled walls, tiled splashback, ceiling light point, radiator, WC and wash hand basin

Bedroom 2

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

Bedroom 3

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

Bathroom

Having a double glazed window to the front, bath with shower over, glass shower screen, laminate flooring, wash hand basin, WC, part tiled walls and radiator

Outside

Front

Having driveway parking for two vehicles and side access to the rear garden

Rear

Being a landscaped garden and having an astro turf lawn, slabbed patio with slabbed path leading to the decking area

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.







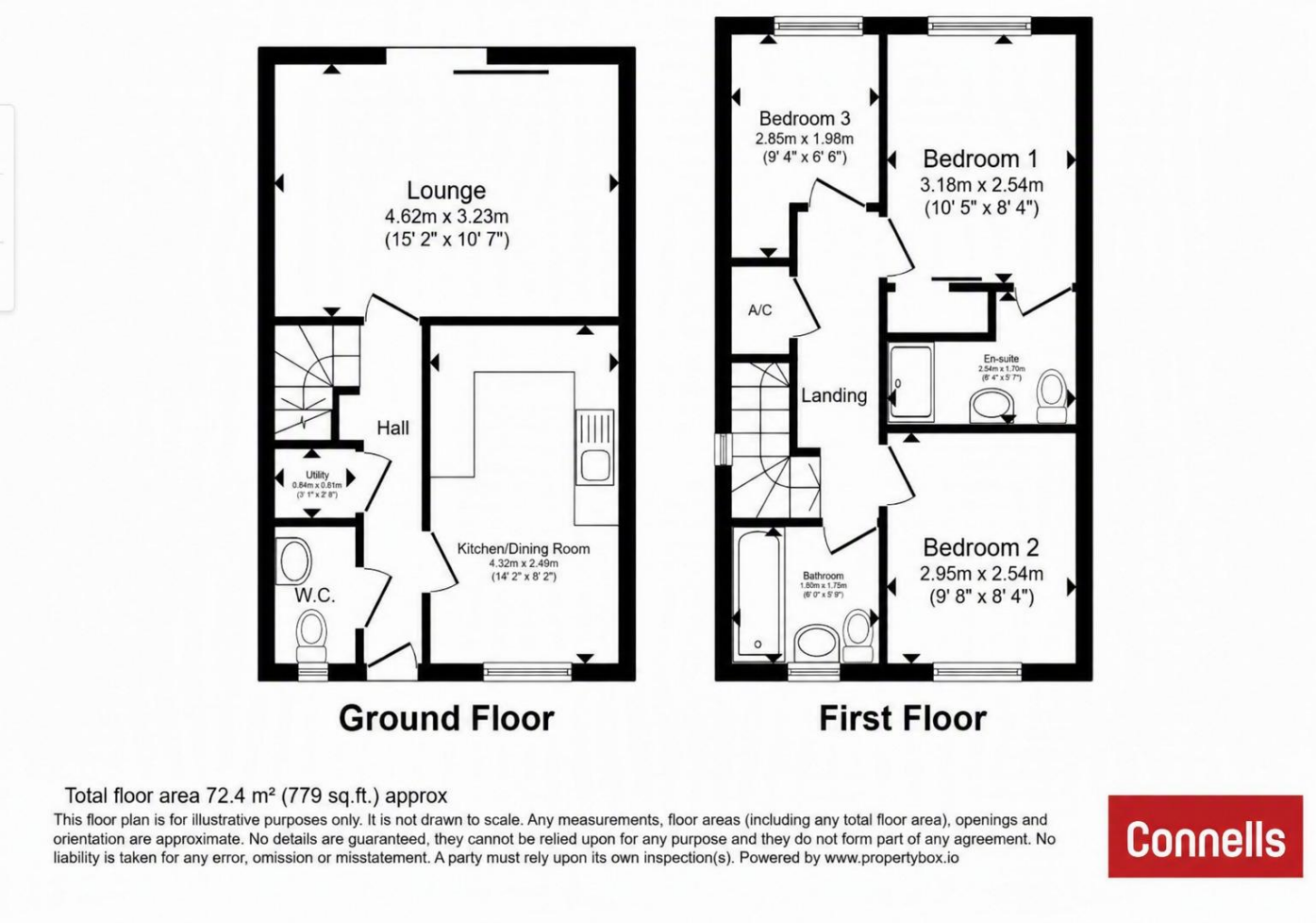





Jude


Relax





Total floor area 72.4 m² (779 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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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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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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