



Victoria Street, Broomhill
Cannock, WS11 5QQ

£210,000

Broomhill

£210,000



Paul Carr Estate Agents are privileged to present to market this well-presented character property, ideally situated in the heart of Cannock town, offered with no onward chain.

This charming home offers a blend of period features and modern touches, briefly comprising a welcoming lounge with a sash window fitted with plantation shutters, a feature cast iron open fireplace set on a stunning quarry tile hearth, a separate dining room, and an extended kitchen to the rear.

Upstairs, there are two spacious double bedrooms and a modern family bathroom, offering comfortable and stylish living.

Externally, the property enjoys a generous rear garden with an expansive lawn, slatted seating area, and a brick-built outbuilding, ideal for storage or potential workspace.





Property Specification

Extended Detached Character Property
 Two Double Bedrooms
 Two Reception Rooms
 Extended Kitchen
 Modern Bathroom
 No Chain

Lounge

10' 1" x 12' 0" (3.07m x 3.67m)

Dining Room

15' 6" x 12' 0" (4.73m x 3.67m)

Kitchen

13' 3" x 5' 10" (4.04m x 1.79m)

First Floor Landing

Bedroom One

10' 1" x 12' 0" (3.07m x 3.67m)

Bedroom Two

12' 3" x 8' 11" (3.74m x 2.72m)

Bathroom

9' 0" x 5' 10" (2.74m x 1.79m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market:

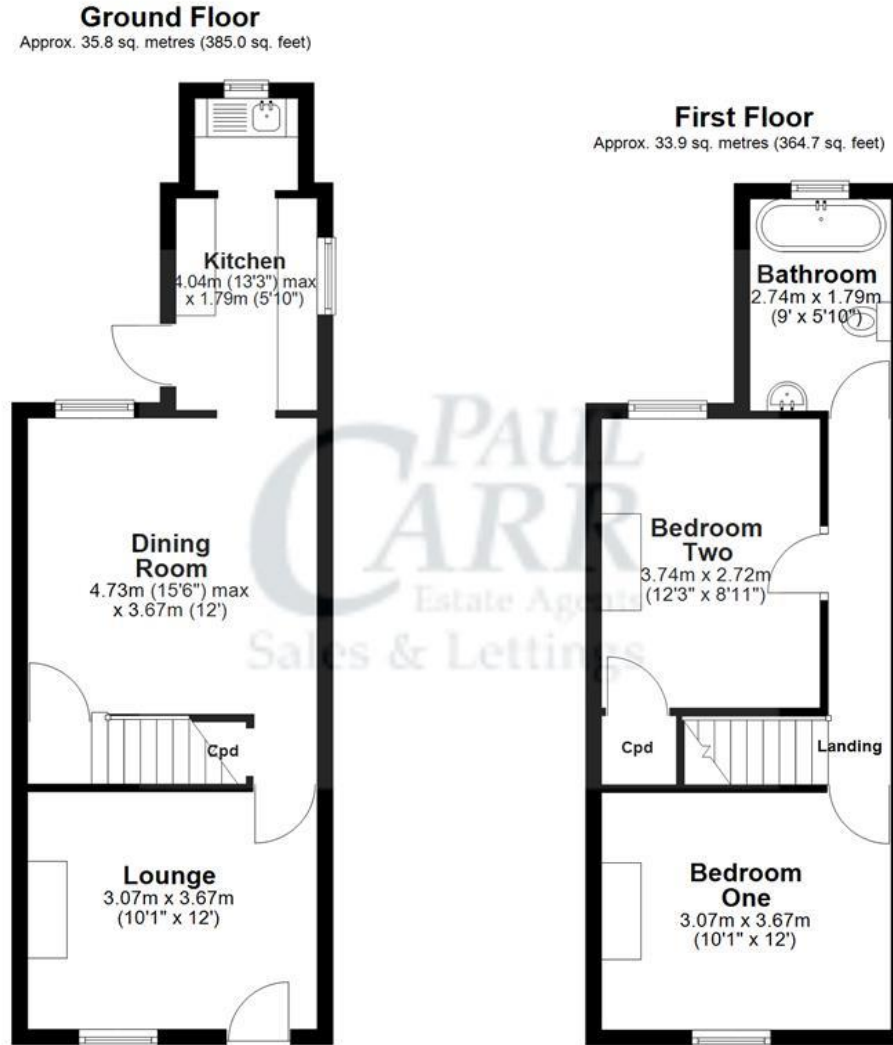
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
 Council tax band: B
 Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

