



Cannock Road,
Cannock, WS11 5BX

£165,000

Paul Carr Estate Agents are delighted to present this traditional end-terraced family home, ideally situated on Cannock Road in the heart of Cannock.

The ground floor accommodation briefly comprises two well-proportioned reception rooms, offering versatile living and dining space. To the rear, a modern kitchen is fitted with high gloss cabinetry, and flows through to a useful utility area/rear hallway with access to the garden. Completing the ground floor is a contemporary family bathroom, thoughtfully appointed with modern fixtures and fittings. The dining room leads to the first floor landing providing access to three well-proportioned bedrooms.

Externally, the property benefits from a generous rear garden with an expansive lawn, seating area and storage shed/summerhouse. The property further benefits from shared access over a narrow side passage for rear off-road parking.

This attractive home is conveniently positioned for a range of local amenities and benefits from excellent commuting links, making it an ideal purchase for families and professionals alike. Early viewing is highly recommended to fully appreciate the space and potential this charming home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is A.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



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Lounge
12' 0" x 11' 2" (3.65m x 3.40m)

Dining Room
11' 11" x 11' 2" (3.64m x 3.40m)

Kitchen
10' 11" x 6' 0" (3.33m x 1.83m)

Utility Area
3' 1" x 6' 0" (0.94m x 1.83m)

Bathroom
5' 5" x 6' 0" (1.65m x 1.83m)

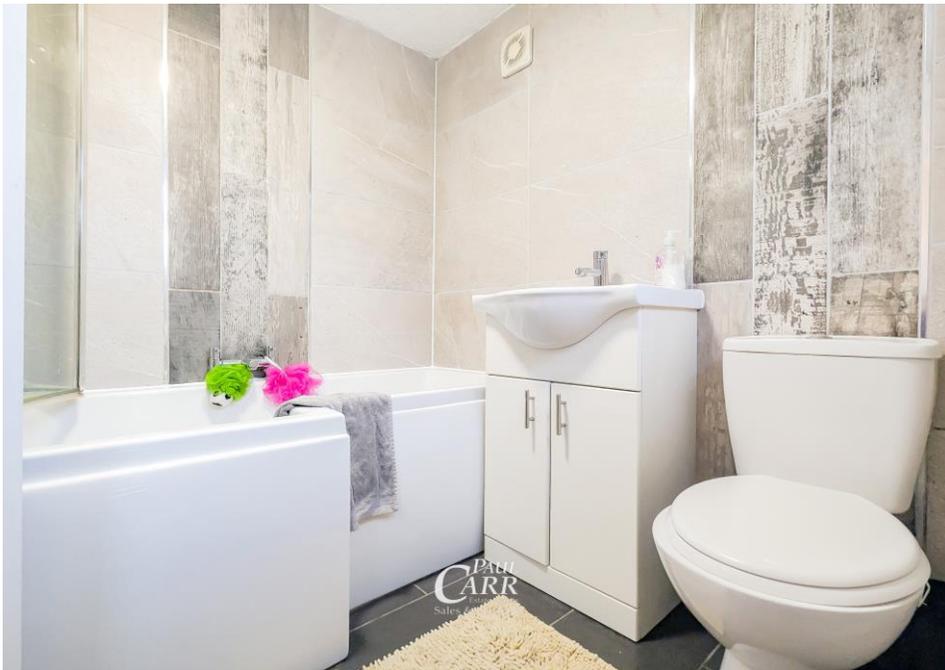
First Floor Landing

Bedroom One
12' 0" x 11' 2" (3.65m x 3.40m)

Bedroom Two
12' 0" x 7' 6" (3.65m x 2.29m)

Bedroom Three
10' 6" x 6' 0" (3.20m x 1.83m)





Floor Plan

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

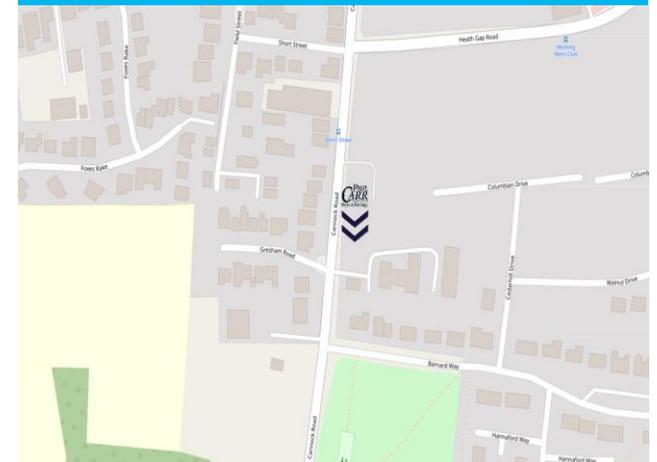


Total area: approx. 74.2 sq. metres (799.0 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Map Location







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.