



## 325 Cemetery Road, Cannock, Staffs, WS11 4QE

£199,950

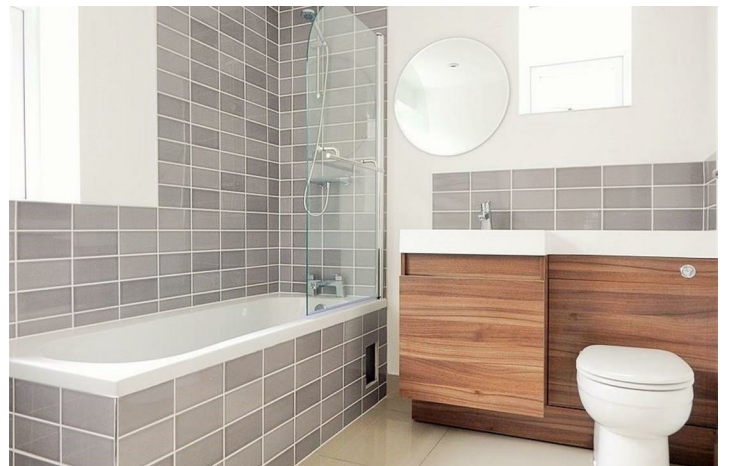
- A lovely three bedroom end terraced property
- Parking to the rear
- Open plan modern kitchen/diner
- Downstairs bathroom
- Rear garden
- Offered with no onward chain
- Front reception room
- Utily
- Three bedrooms
- Gas central heating & Double glazing

# 325 Cemetery Road, Staffs WS11 4QE

New Price.. Offered chain free Chariots are delighted to bring to the market this lovely three bedroom end terraced property. Comprising of a front reception room, modern open plan kitchen/diner, utility, downstairs bathroom, three bedrooms with a rear garden with off road parking to the rear. EPC D. C Tax A.



Council Tax Band: A



Offered with no onward chain Chariot Estates are pleased to bring to the market this deceptively spacious and beautifully presented three bedroom end terraced property.

Situated within Cannock the property is within easy reach of Cannock Town Centre along with the McArthur Glenn Outlet, Cannock Chase and the M6 and A5.

Briefly comprising of a formal reception room, open plan contemporary breakfast kitchen and dining area, utility area, modern downstairs bathroom, three first floor bedrooms, rear garden and having rear parking.

#### FRONT RECEPTION ROOM:

12'5" x 11'2"

Having laminate flooring, radiator, wall mounted electric fire and a door to:

#### DINING AREA:

12'4" x 11'2"

Having tiled flooring, radiator, door to the stairwell, inset ceiling lights, radiator and an opening to:

#### KITCHEN AREA:

12'11" x 9'5"

Fitted with a range of wall mounted and base units, work surfaces, breakfast bar, integrated oven and hob with an extractor over, stainless steel sink and drainer with a mixer tap over, splash back tiling, inset ceiling lights, radiator, double glazed window to the rear and side, door to the side and an opening to:

#### UTILITY AREA:

Having double opening doors, wall mounted boiler, lighting and tiled flooring.

#### DOWNSTAIRS BATHROOM:

7'11" x 6'11"

Fitted with a panelled bath with a shower over, glass shower screen, W.C and wash basin set into a vanity unit, tiled flooring, double glazed window to the rear and an extractor fan.

#### LANDING:

Having a radiator with doors into:

#### BEDROOM ONE:

12'6" x 11'1"

Having a radiator and a double glazed window to fore.

#### BEDROOM TWO:

11'1" x 9'2"

Having a radiator, useful storage cupboard and a double glazed window to the rear.

#### BEDROOM THREE:

9'11" x 6'11"

Having a radiator and a double glaze window to the rear.

#### REAR GARDEN:

Having a rear patio area that incorporates off road parking and having an enclosed lawn.

Due to legislation we require to carry out an anti money laundering checks on all buyers at a cost of £39 per person which is non-refundable.

#### EPC D

#### Council Tax A

#### CHAIN:

The property benefits from having no onward chain

#### VIEWING:

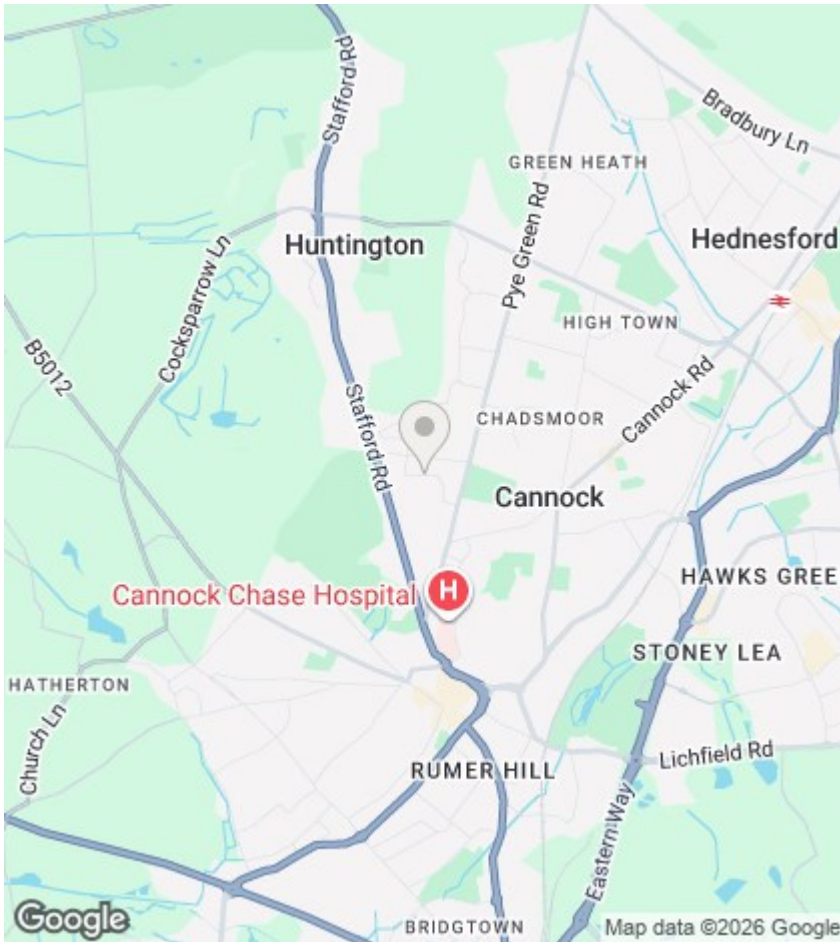
Strictly via Chariot Estates on 01543 68 68 77

#### TENURE:

Freehold, to be confirmed by solicitors

E-MAIL: [burntwood@chariotestates.co.uk](mailto:burntwood@chariotestates.co.uk)

WEBSITE: [www.chariotestates.co.uk](http://www.chariotestates.co.uk)



### Directions

### Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

