

Offers Over £200,000

**Jayman**  
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Estate Agents



**Bond Way**

Cannock, Staffordshire, WS12 4SW

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Jayman have for sale this two bed semi detached house situated in a quiet cul-de-sac and benefitting from a generous corner plot with parking.

Lounge with electric fire, kitchen with newly fitted boiler. Fully central heated and double glazed.

Rear garden has a shed with shrubs and a mature apple tree.

## Hallway leading to;

**Lounge 12.93 x 10.528 (3.66m.28.35m x 3.05m.160.93m)**

Good size lounge with window to fore, a Dimplex Castillo Freestanding Electric Fire with a marble and wood surround.

**Kitchen/diner 13.940 x 7.356 (3.96m.286.51m x 2.13m.108.51m)**

With a range of storage cupboards and door leading to the garden. Newly installed boiler. Large cupboard (under the stairs)

## Stairs leading to;

**Master 11.44 x 10.696 (3.35m.13.41m x 3.05m.212.14m)**

Good size double bedroom with built in wardrobes

**Second 9.134 x 7.592 (2.74m.40.84m x 2.13m.180.44m)**

Window to rear garden

**Bathroom 5.702 x 6.070 (1.52m.213.97m x 1.83m.21.34m)**

Suite comprising of shower over bath, wc and hand basin.

## Disclaimer and AML checks

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted on a property

marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

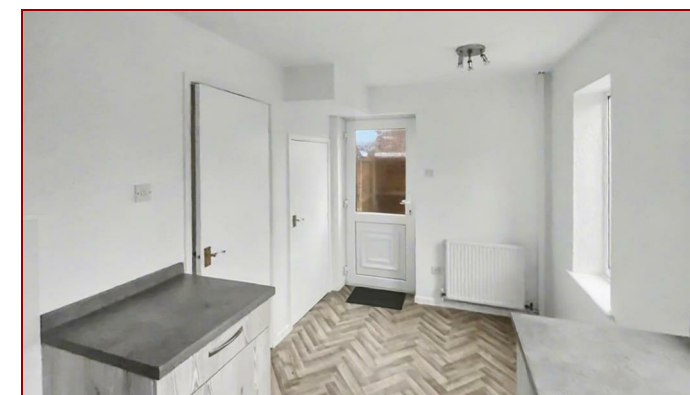
- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

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Thinking of making this property your next home? At Jayman, we are here to help make the move as smooth and stress-free as possible.

Whether you require mortgage advice, help arranging finance, or need to sell your current property in order to secure your next purchase, our experienced team is on hand to guide you every step of the way.

Please speak to a member of our team for further information on how we can assist you and to arrange a free valuation of your home.



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