



**Connells**

Balmoral Court, Belt Road  
Hednesford, Cannock

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Hednesford, Cannock WS12 4JP

for sale offers in the region of  
**£80,000**



### Hallway

Having two storage cupboards, ceiling light point, laminate flooring, storage heater and doors to living room, bedroom and bathroom

### Living Room

Having a double glazed window, electric fireplace with surround, ceiling light point, carpeted flooring and door to kitchen

### Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink with drainer, integrated oven with electric hob and extractor hood over, plumbing for the washing machine, space for appliances, ceiling light point, vinyl flooring and a double glazed window



## Bedroom

Having a double glazed window, fitted wardrobes, ceiling light point and carpeted flooring

## Bathroom

Having a WC, wash hand basin, bath with shower over, part tiled walls, ceiling light point and laminate flooring

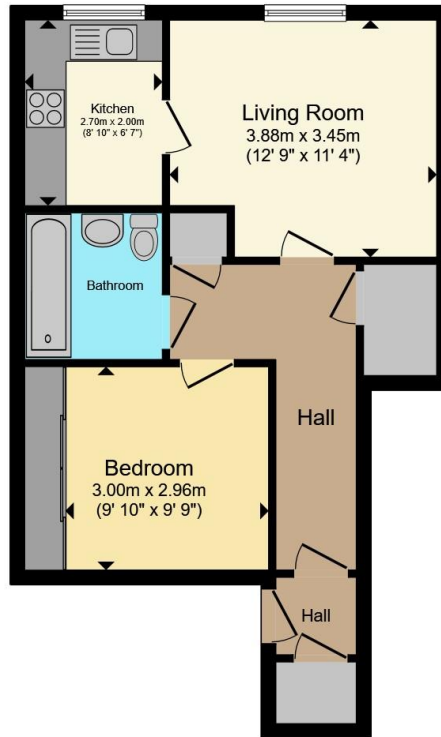
## Outside

Having communal parking









Total floor area 47.1 m<sup>2</sup> (507 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating: D Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 815.16

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CNK108929](http://connells.co.uk/Property/CNK108929)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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Property Ref: CNK108929 - 0001