



The Sidings, Hednesford,
Cannock, WS12 1RQ

£130,000

Paul Carr Estate Agents are delighted to present this beautifully appointed first-floor apartment, offering stylish and contemporary accommodation in a convenient residential location with excellent commuting links.

The accommodation briefly comprises an inner hallway leading to a spacious lounge-diner measuring in excess of 12ft with ample room for a dining area. The lounge-diner leads into the stunning refitted kitchen featuring high-gloss cabinetry, solid Minerva worktops and integrated appliances.

The property further benefits from two well-proportioned bedrooms and a recently refitted bathroom featuring a contemporary double walk-in rainfall shower, complemented by Karndean flooring and inset spotlights.

Externally, the property enjoys the benefit of one allocated parking space and access to well-maintained communal gardens.

Finished to a high standard throughout, this impressive apartment represents an excellent opportunity for first-time buyers, downsizers, or investors alike. Combining modern interiors with convenient amenities and superb transport connections, early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

Tenure: We can confirm the property is Leasehold.

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

Services Connected: Electricity, Water, Drainage.

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

or via Cannock@paulcarrestateagents.co.uk



Inner Hall

Lounge-Diner

11' 10" x 12' 2" (3.61m x 3.71m)

Kitchen

9' 3" x 5' 10" (2.83m x 1.78m)

Bedroom One

8' 11" x 9' 2" (2.73m x 2.79m)

Bedroom Two

8' 11" x 5' 6" (2.73m x 1.68m)

Bathroom

5' 9" x 6' 4" (1.74m x 1.93m)



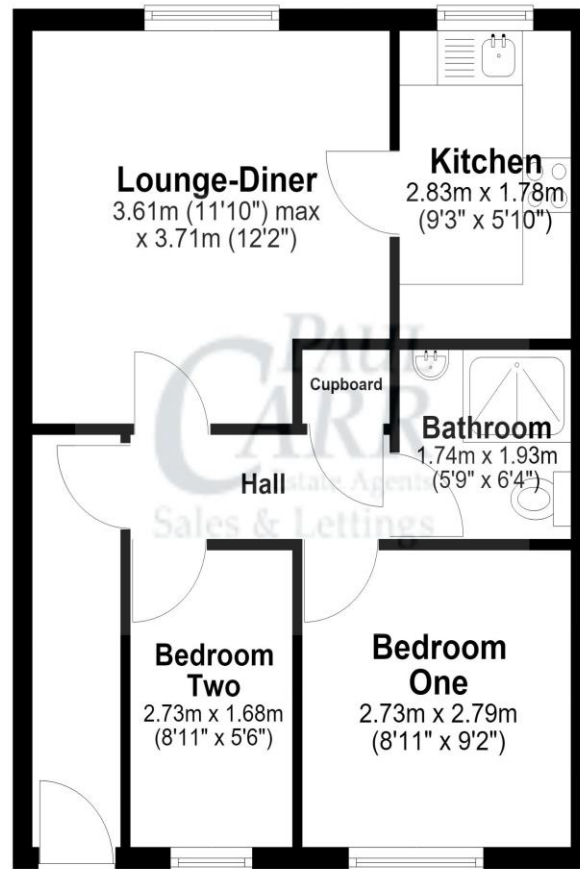


Floor Plan

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

The Sidings

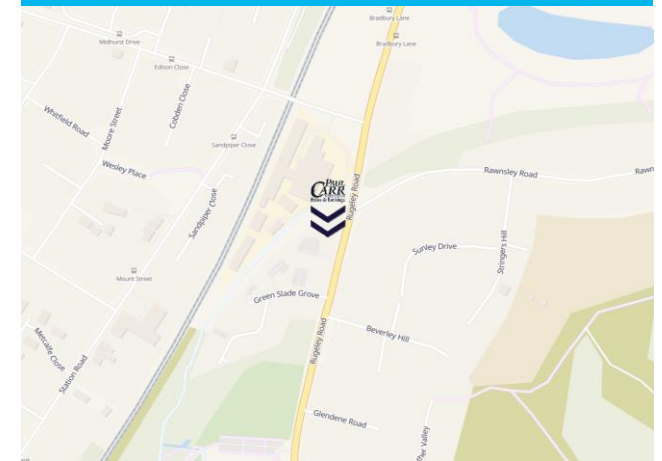
Approx. 42.2 sq. metres (453.9 sq. feet)



Total area: approx. 42.2 sq. metres (453.9 sq. feet)

Energy Performance Rating

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.