



Connells
connells.co.uk 0121 354 4481
FOR SALE



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this THREE BEDROOM SEMI DETACHED property located in Cannock - being offered with NO UPWARD CHAIN!

To the Ground Floor the property briefly comprises of an entrance hallway leading through to the living room, dining room and kitchen. Both reception rooms are generous in size allowing room for both dining and living furniture, with plenty of natural light coming from both the front and rear aspects.

To the First Floor having three bedrooms and a family bathroom.

Externally benefiting from having driveway parking suitable for multiple vehicles and a generous enclosed rear garden ideal for entertaining.

This property is perfectly located in a desirable area within walking distance of the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. The property also benefits from being close to Beaudesert Golf Club, Hednesford Hills Local Nature Reserve & many local amenities.

Ground Floor

Entrance Hallway

Having a UPVC front entrance door, radiator, ceiling light point, stairs to first floor, door to living room.

Living Room

11' 1" x 14' 4" (3.38m x 4.37m)

Having laminate flooring, ceiling light point, two wall lights, double glazed bay window to the front aspect, archway into dining room.

Dining Room

6' 8" x 11' 4" (2.03m x 3.45m)

Having laminate flooring, ceiling light point, radiator, archway into kitchen, double glazed french doors to the rear aspect.

Kitchen

8' 2" x 11' 8" (2.49m x 3.56m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops across, stainless steel sink with drainer, integrated oven with four ring gas hob above, extractor hood, space for fridge / freezer, space and plumbing for appliances, door to under stairs storage cupboard, tiled splashbacks, ceiling light point, laminate flooring, UPVC door to the side aspect, double glazed window to the rear aspect.

First Floor

Landing

Having carpeted flooring, ceiling light point, double glazed window to the side aspect, doors to bedrooms and bathroom.

Bedroom 1

8' 2" x 11' 4" max (2.49m x 3.45m max)

Having carpeted flooring, ceiling light point, double glazed window to the front aspect, double doors to storage cupboard.

Bedroom 2

8' 2" x 11' 1" (2.49m x 3.38m)

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect, double doors to storage cupboard.

Bedroom 3

5' 9" x 7' 8" (1.75m x 2.34m)

Having carpeted flooring, ceiling light point, double glazed window to the front aspect.

Family Bathroom

Having a WC, hand wash basin, bathtub, fully tiled walls, vinyl flooring, ceiling light point, double glazed window to the rear aspect.

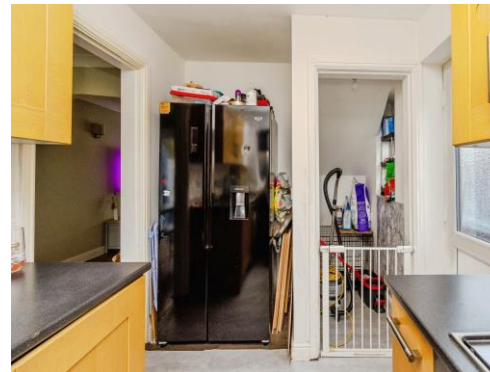
Outside

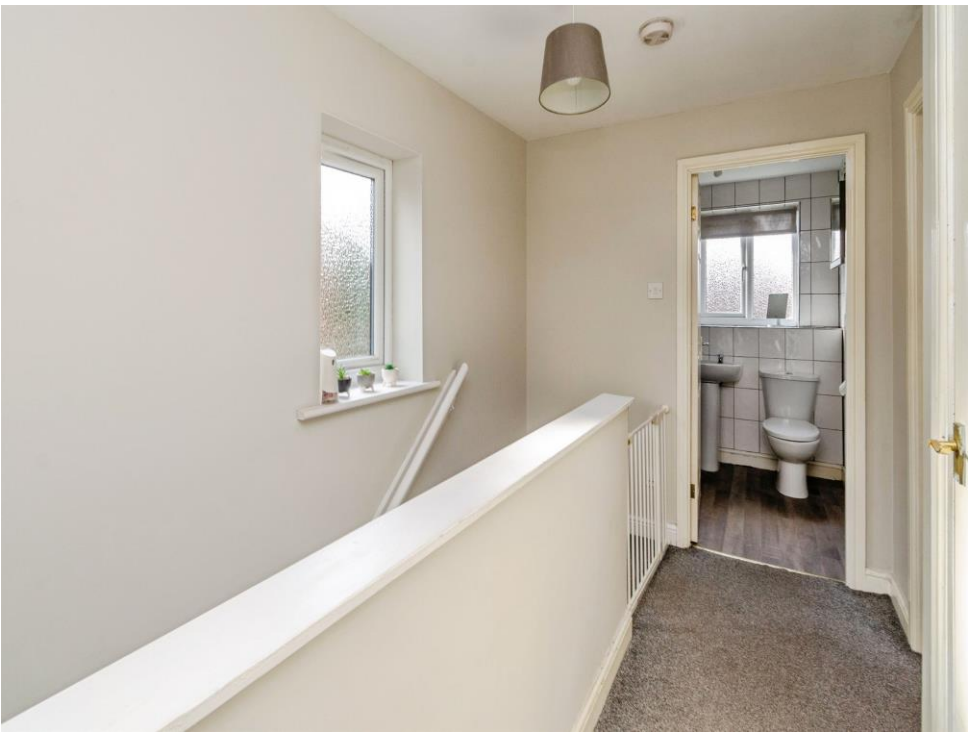
Front

Having a small front graveled garden and driveway parking suitable for multiple vehicles.

Rear

Being a generous enclosed rear garden with patio area and large laid to lawn area with side access.









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.focalagent.com

To view this property please contact Connells on

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10-12 Wolverhampton Road
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108442



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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