



## 30 Dorney Place, Cannock, Staffs, WS11 0GD

£130,000

- Modern 2-bedroom ground floor apartment
- Close to Cannock amenities
- Offered with No Onward Chain
- Viewing highly recommended
- Spacious reception room
- Easy access to transport links
- Perfect for professionals & small families
- Modern living in Cannock

# 30 Dorney Place, Staffs WS11 0GD

Welcome to this charming modern ground floor apartment located in the desirable area of Dorney Place, Cannock. This delightful property features a well-appointed reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, this apartment is ideal for small families, couples, or individuals seeking a peaceful retreat.

Situated in Cannock, this apartment offers easy access to local amenities, including shops, parks, and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are looking to invest or find a new home, this apartment presents a wonderful opportunity to enjoy modern living in a vibrant community. Don't miss the chance to make this lovely apartment your own. Offered with no onward chain and being suitable for all ages being set on the ground floor.

HALLWAY: Having doors off, radiator and vinyl flooring.

OPEN PLAN KITCHEN & LOUNGE:

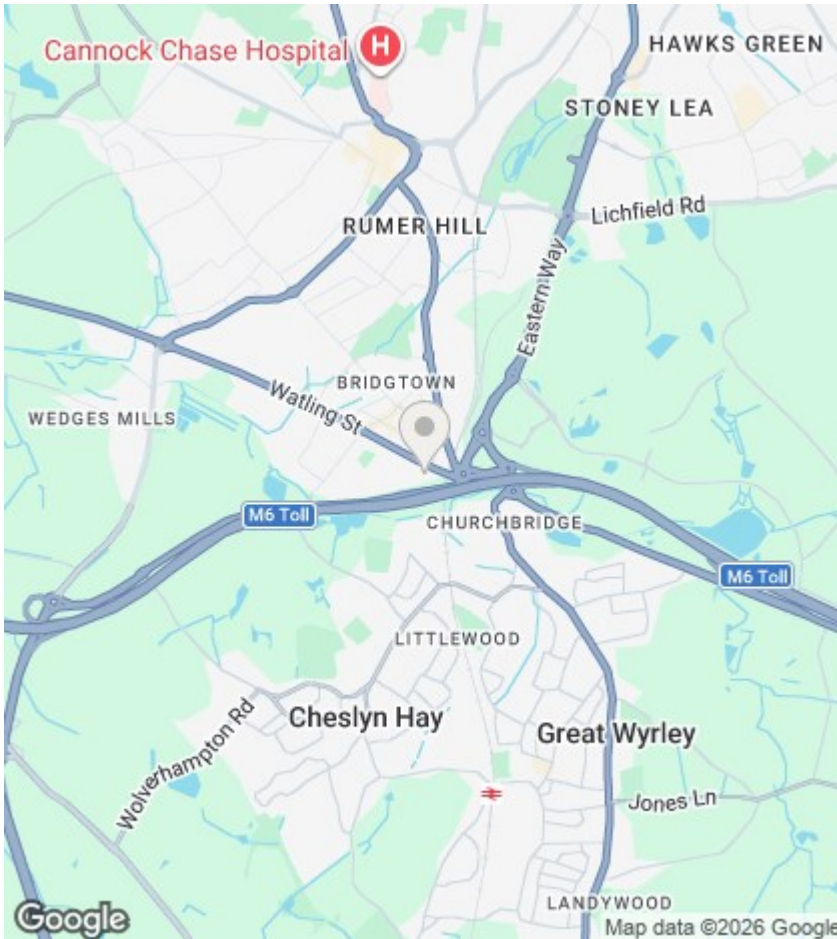
KITCHEN AREA: 2.63m x 2.20m Having wall and base units, roll top preparation surfaces, 1 ½ bowl sink and drainer, gas hob with extractor fan over, built in electric oven and fridge/freezer, vinyl flooring, cupboard



Council Tax Band: A







## Directions

Principle Estate Management 0121 289 4315  
 info@principleestate.co.uk Lease term - They are calling us back - 11.2.26 Service charge annual £3013.45 1.8.25 - 31.7.26 No Ground rent collected by them

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(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	