



## 30 Danby Drive, Cannock, WS12 0PF

Offers in excess of £245,000

Located in the charming area of Cannock, this semi-detached house on Danby Drive offers a hallway, ground floor w.c, lounge and kitchen. To the first floor are three bedrooms and a family bathroom.

The property is located about a mile to the west of the sought after village of Cannock Wood on the edge of Cannock Chase, with Castle Ring an area of natural beauty within walking distance. It is well placed to take advantage of both Cannock and Burntwood town centres both offering a wide range of amenities and benefits from easy access to major commuter routes including the A460, A51, A5 & M6 Toll road.

This property presents a wonderful opportunity for anyone looking to settle in a well-designed home or looking for an investment. Don't miss the chance to make this house your new home.



## Disclaimer

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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