



**110 Edward Street, Cannock, Staffs, WS11 5JF**

Offers In The Region Of £250,000

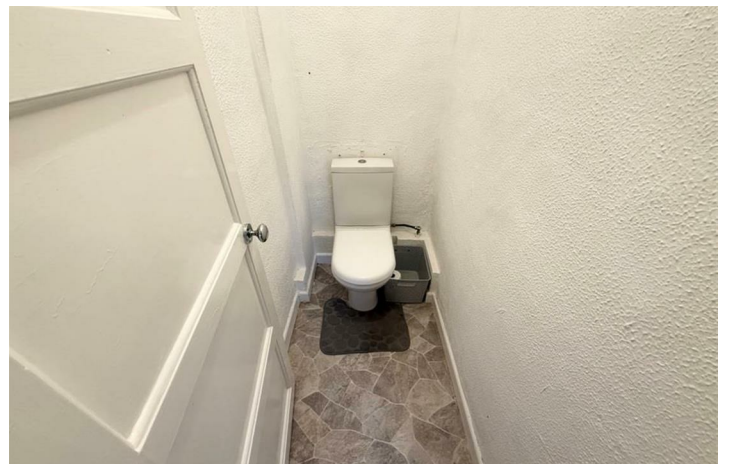
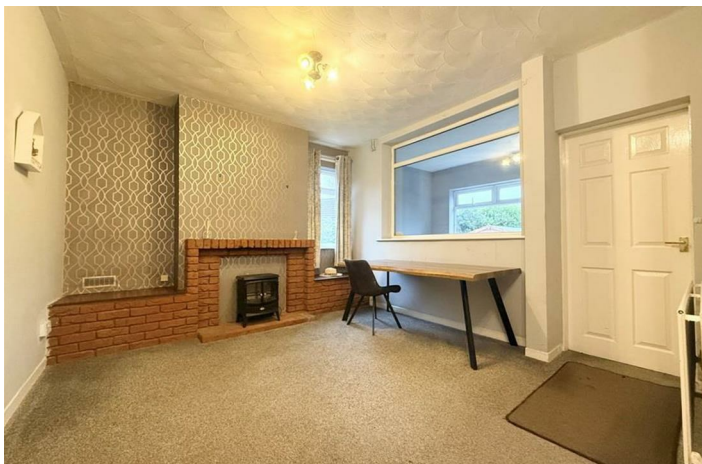
- An extended four bedroom family home
- Lounge
- Four bedrooms
- Garage
- Rear garden
- Fitted Kitchen
- Dining room
- Guest W.C
- Garden room
- Ample off road parking

# 110 Edward Street, Staffs WS11 5JF

Chariot Estates are pleased to market For Sale this extended detached family home, Briefly comprises of an entrance porch, hall, lounge, dining room, kitchen, four bedrooms, bathroom, garden room and Guest WC, rear garden and off road parking.



Council Tax Band: C



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The property is situated well providing easy access to Cannock town centre which offers a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network

**ENTRANCE PORCH:**  
further door into:

**ENTRANCE HALLWAY:**  
Having a radiator, stairs to first floor, door to living room.

**LOUNGE:**  
12'7" x 15'0"  
max

Having a ceiling light point, radiator, fire place and surround, door to storage cupboard, door to dining room, double glazed window to the side aspect and a double glazed bay window to fore.

**DINING ROOM -**  
17'0" x 11'7"  
max Having a radiator, doors to kitchen and garden room, double glazed window to the side and rear and a brick style fire place.

**KITCHEN**  
7'9" x 10'1"  
Having wall mounted and base units, preparation work surfaces, sink with drainer, integrated oven with four ring gas hob, extractor fan, tiled splashbacks, space and plumbing for appliances, vinyl flooring and a door to garage.

Garden Room 5.00m x 2.26m Having a door to Guest WC, door to rear aspect, double glazed windows to rear and side, sink with drainer, space and plumbing for appliances for utility area.

**GUEST W.C:**  
Having a low level flush WC & vinyl flooring.

**GARAGE**  
7'0" x 14'7"  
Having doors to the fore via the driveway and door into kitchen.

**LANDING:**  
Having doors to the bedrooms and bathroom, door to storage cupboard housing combi-boiler.

**BEDROOM ONE:**  
16'4" x 10'8"  
Having a radiator and a double glazed window to fore.

**BEDROOM TWO:**  
9'8" x 13'5"  
Having a radiator and a double glazed window to the rear.

**BEDROOM THREE:**  
7'0" x 10'8"  
Having a radiator, ceiling light point, double glazed window to fore.

**BEDROOM FOUR**  
6'6" x 10'1"  
Having a radiator and a double glazed window to the rear.

**BATHROOM:**  
Having a low level flush W.C, hand wash basin with storage beneath, bath with shower above, radiator, tiled walls, tiled flooring and a double glazed window to the rear.

**REAR GARDEN:**  
Having a great sized enclosed rear garden with laid to lawn, patio with various shrubbery and trees.

Due to legislation we require to run anti money laundering checks on all potential buyers at a cost of £40 + VAT per person. This is non-refundable.

We endeavour to make our sales particulars as accurate as possible however we do not hold any responsibility for any misrepresentation and recommend that all services are tested.

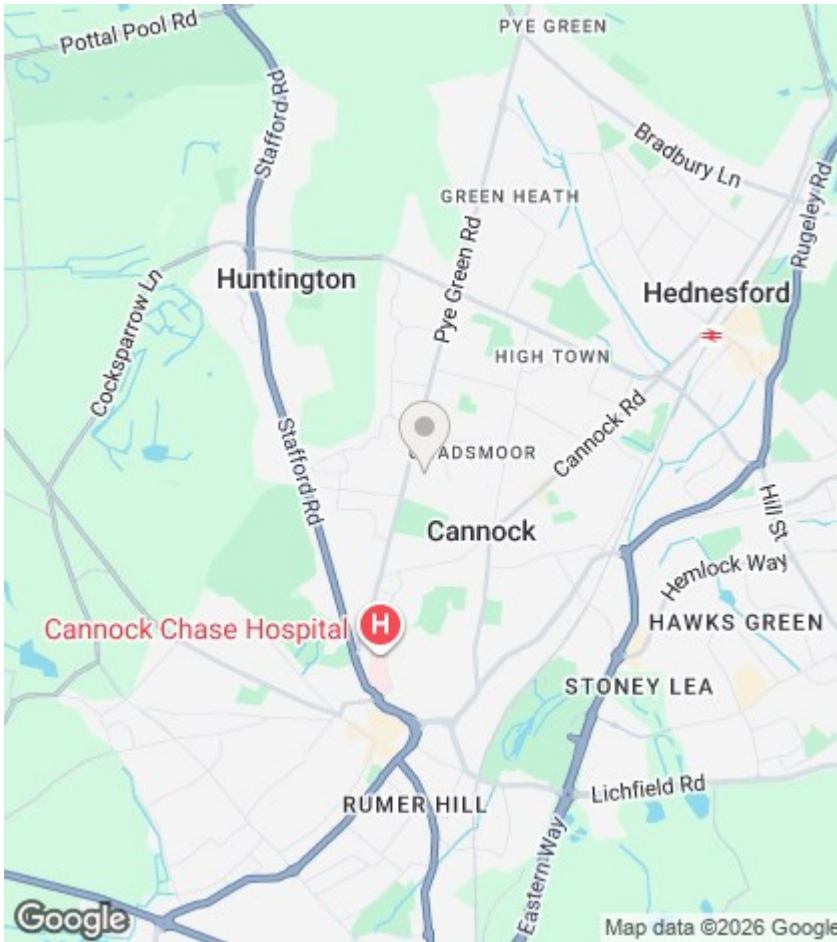
**Freehold**  
Council Tax Band: C - Cannock District Council

**EPC: F**

**VIEWING:**  
Strictly via Chariot Estates on 01543 68 68 77

**E-MAIL:** [burntwood@chariotestates.co.uk](mailto:burntwood@chariotestates.co.uk)

**WEBSITE:** [www.chariotestates.co.uk](http://www.chariotestates.co.uk)



## Directions

Consisting of 2-3 car tarmacked drive, entrance porch, living room, dining room, kitchen, garage, understairs cupboard, garden room and guest wc downstairs. Upstairs 4 bedrooms, cupboard with combi-boiler and bathroom. Good sized back garden,

## Viewings

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

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**