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Sandy Lane | Shoal Hill, Cannock | WS11 1RD

£249,950

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## Summary

Stunning Executive Apartment in the Highly Desirable Shoal Hill Area

Situated in the sought-after location of Shoal Hill, this beautifully presented first-floor apartment offers easy access to Shoal Hill Common, as well as a range of local amenities, shops, and transport links just a short distance away.

Set behind secure electric gates and surrounded by well-maintained communal gardens, the property provides a sense of privacy and exclusivity.

The accommodation comprises an inviting entrance hallway with useful storage cupboards, leading to a spacious open-plan living area with a modern refitted kitchen. French doors open onto a private balcony, providing a lovely outdoor seating space.

There are two well-proportioned bedrooms, both featuring fitted wardrobes, along with a family bathroom and a stylish en-suite shower room to the master bedroom.

Externally, the property benefits from mature communal gardens and allocated parking spaces, offering secure and convenient parking.

## Key Features

- EXECUTIVE FIRST FLOOR APARTMENT
- EN-SUITE AND FAMILY BATHROOM
- SECURE ELECTRIC GATED DEVELOPMENT
- OPEN PLAN LIVING AREA
- EXCELLENT TRANSPORT LINKS
- TWO BEDROOMS
- MATURE WELL KEPT COMMUNAL GARDENS
- MODERN REFITTED KITCHEN
- IDEAL FOR SHOAL HILL COMMON
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Entrance Hallway

### Open Plan kitchen/Diner with Balcony

19'8" x 12'5" (6.01 x 3.80)

### Bedroom One

9'6" x 11'11" (2.92 x 3.65)

### Ensuite

8'0" x 5'5" (2.46 x 1.67)

### Bedroom Two

9'3" x 8'9" (2.82 x 2.67)

### Bathroom

6'2" x 6'8" (1.90 x 2.05)

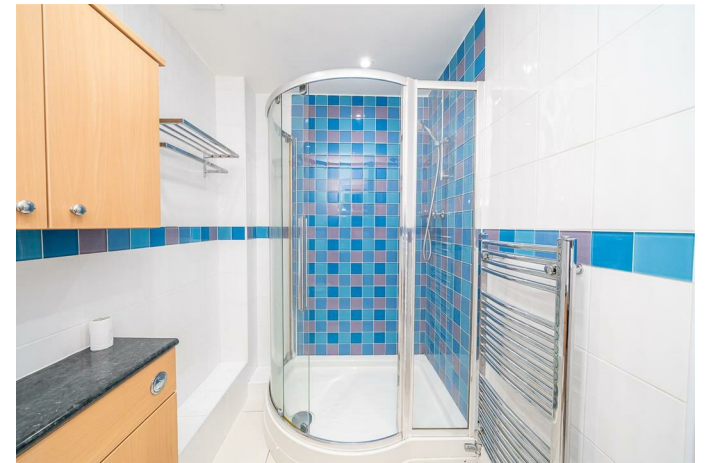
### Mature Communal Gardens

### Allocated Parking

### IDENTIFICATION CHECKS - C

### Agents Notes







Approximate total area<sup>(1)</sup>  
60.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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