



Connells

Wolverhampton Road
Cannock

Wolverhampton Road
Cannock, WS11 1LT

For sale guide price
£240,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic DETACHED BUNGALOW located in Cannock - with so much to offer, ample amount of space including outdoor space - great for families, home movers and investors alike!

The property briefly comprises of an entrance hall leading through to the living room, kitchen, bedrooms, bathroom and conservatory. All living areas offer plenty of space for both dining and living furniture, with the kitchen also offering space for dining furniture and the conservatory offering additional storage. The bathroom is newly fitted featuring a four piece suite.

Externally benefiting from having ample amount of garden space to the front and rear of the property, driveway parking for multiple vehicles to the front and rear, and access to the detached triple garage.

The property is well located to within walking distance of Cannock Town Centre, offering a wide range of amenities, small businesses, traditional markets and both Primary & Secondary Schools. Commuter benefits Cannock Train Station and Bus Station with both local and national services available. Offering easy access to the A5, M6 and M6 toll road linking the midlands motorway network.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or

bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Entrance Hallway

Having carpeted flooring, ceiling light point, doors to bedrooms, bathroom, living room and kitchen.

Living Room

Having carpeted flooring, ceiling light point, radiator, brick feature gas fire place, double glazed bay window to the front aspect and window to the rear.

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops across, double sink with drainer, space for fridge / freezer, tiled splashbacks, ceiling light point, space for dining furniture, double glazed windows to the side and rear aspect, door into conservatory.

Conservatory / Lean To

Half brick and UPVC structure with double glazed windows to all aspects and a door leading to the garden.

Bedroom 1

Having carpeted flooring, ceiling light point, radiator, fitted wardrobes and overhead cupboards, double glazed bay window to the front aspect.

Bedroom 2

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

Bathroom

Being a four piece bathroom suite consisting of a WC, hand wash basin with storage below, bathtub, walk in shower with shower above and glass shower screen, heated chrome towel radiator, half tiled walls, ceiling light point.

Outside

Front

Having a small graveled front garden with a large brick paved driveway suitable for multiple vehicles with gated access to the rear and garage.

Rear

Being a large enclosed rear garden with patio and laid to lawn areas with driveway leading up to detached garage.

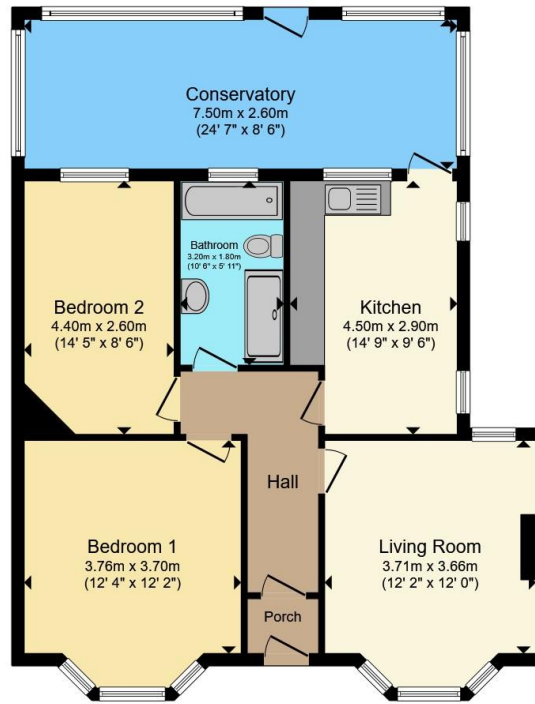
Garage

Having two up and over garage doors with door access to the garage.

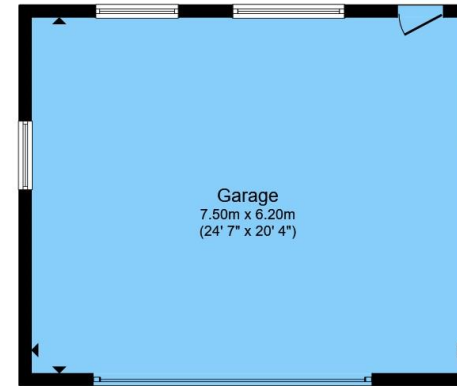








Floor Plan



Garage

Total floor area 136.1 m² (1,465 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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CANNOCK WS11 1AH

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108543



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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