

Trent Road
Cannock, WS11 4QZ



A modernised semi-detached family home boasting two double bedrooms, an open plan kitchen/living area and a brand new block-paved driveway.

£220,000



John German

This attractive two-bedroom semi-detached family home is situated on Trent Road in Cannock. The home would appeal to a range of buyers, from first time purchasers, investors and even downsizers given its convenient location and modern finishes. The nearby Cannock town centre that has a wide range of amenities and being well placed for excellent transport links via the M6, M6 Toll, and A5, ideal for commuters to Birmingham, Stafford and beyond. For commuters there are train stations in both Hednesford and Cannock, For families a choice of good local schools is essential, this property falls in the catchment area of Moorhill Primary School and for secondary school its Staffordshire University Academy.

Internally the property comprises of a newly fitted composite entrance door opening into the hallway with a modern grey wooden style flooring, there is a door opening into the open plan kitchen/dining/living area, carpeted stairs rising to the first-floor landing and useful understairs storage cupboard. The open plan kitchen/dining/living area has spotlights to the ceiling, modern grey wooden style flooring, there is a range of matching white hi-gloss wall and base units with contrasting black worksurfaces over, inset sink with drainer and mixer tap over, built in double oven, electric hob and extractor above, vertical grey radiator, feature electric fire, UPVC double glazed windows to the front and rear aspects and doors off into the utility and double doors opening into the orangery. The utility room has tiled flooring, spotlights to the ceiling, and doors off into the small office space and modern ground floor shower room.

Upstairs there are two double bedrooms and the modern family bathroom, stairs rise from the first floor landing to the attic space which is currently used as a bedroom but please note there is no building regulations approval on the loft conversion therefore cannot be classed as a habitable room.

Outside to the front of the property is a brand-new block-paved driveway providing ample off-road parking, along with an outdoor electric point. To the rear of the home is an enclosed garden with astro-turf lawn, paved patio seating area, and a brick-built outhouse currently utilised as a bar.

AGENTS NOTES – Loft conversion, orangery extension and RSJ install to remove wall between kitchen and living space – was all completed without building regulation approval.

Tenure: Free hold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Cannock Chase District Council / Tax Band A

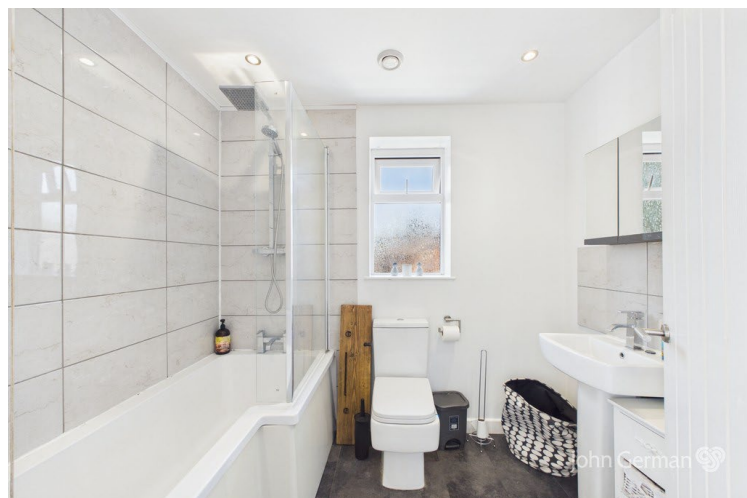
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA13072026

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