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Sandy Lane | Shoal Hill, Cannock | WS11 1RD
Offers In The Region Of £240,000

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estate agents

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)

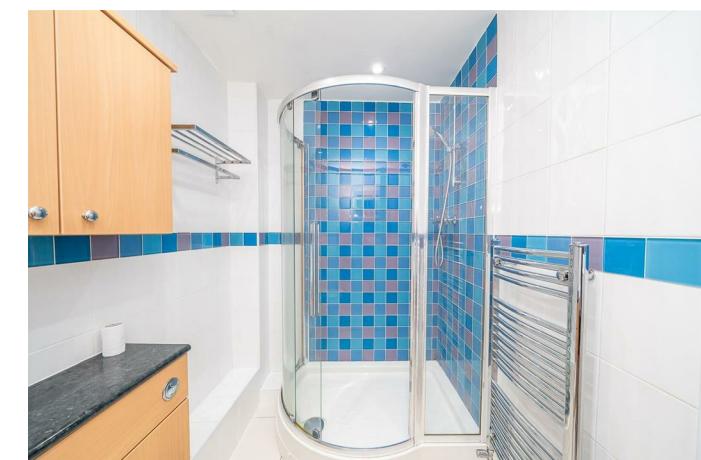
Mature Communal Gardens

Allocated Parking

IDENTIFICATION CHECKS - C

Agents Notes







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Planned
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	79	79
201-190	B		
190-80	C		
80-40	D		
40-50	E		
50-10	F		
10-0	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC