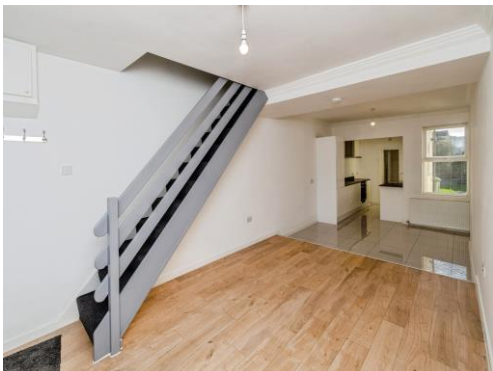




**Connells**

Old Fallow Road  
Cannock



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this brilliant THREE BEDROOM MID TERRACE property located in Cannock - FULLY RENOVATED THROUGHOUT with no upward chain!

To the Ground Floor the property briefly comprises of an open plan living area with a fully fitted modern kitchen and ample amount of room for dining and living furniture. Also featuring a modern bathroom.

To the First Floor having THREE spacious bedrooms.

Externally benefiting from having a large enclosed rear garden and on street parking to the front of the property.

The property is well located to provide easy access to Cannock Town Centre offering a wide range of amenities. The location also benefits from being just a few minutes away from the well known Cannock Chase, loved for its outstanding natural beauty, scenic landscapes, wildlife and history. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

## Ground Floor

### Kitchen / Dining / Living Room

26' 3" x 12' 5" max ( 8.00m x 3.78m max )

Having a UPVC front entrance door into living area, stairs to first floor, laminate flooring, tiled flooring, two radiators, double glazed windows to the front, rear and side aspects, with a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops across, stainless steel sink with drainer, space and plumbing for appliances, integrated oven with induction hob above, extractor hood, space for fridge / freezer, UPVC door to the side aspect, door to bathroom, ceiling spotlights.

## Bathroom

Having a WC, hand wash basin vanity unit with ample amount of storage cupboard space, bathtub with waterfall shower above, glass shower screen, ceiling spotlights, double glazed windows to the side aspects.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, doors to bedrooms.

### Bedroom 1

12' 2" x 11' 2" max ( 3.71m x 3.40m max )

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

### Bedroom 2

11' 4" x 9' 8" ( 3.45m x 2.95m )

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

### Bedroom 3

13' 9" x 6' 7" ( 4.19m x 2.01m )

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

## Outside

### Front

Having pathway leading to front entrance door and on street parking.

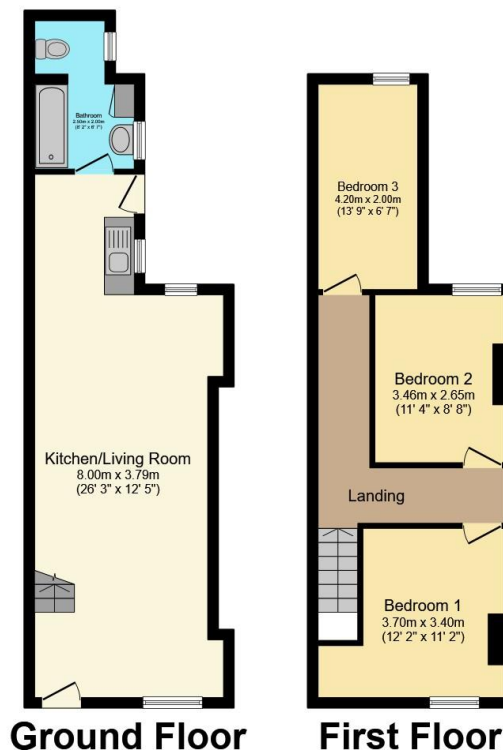
### Rear

Being a vast enclosed rear garden with laid to lawn area and graveled areas.









Total floor area 78.4 m<sup>2</sup> (844 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](http://www.propertybox.io)

**Connells**

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10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108539](http://connells.co.uk/Property/CNK108539)**



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.

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