

Beech Tree Lane

Cannock, WS11 1AZ



John German 



A beautifully presented traditional semi detached house which occupies a very pleasant plot having a delightful and established rear garden. Situated in this popular residential location which is within easy access of Cannock town centre.

£265,000



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Accommodation: Charming sitting room with recessed fireplace housing a cast dual fuel burner, with adjacent traditional built-in cabinets incorporating shelving and cupboards, oak floor and front facing bay window.

Separate dining room having a traditional fireplace with cast inset, wooden striped floor, traditional style radiator, door leading to half cellar and stairs rising to the first floor landing.

Particularly attractive kitchen which has a comprehensive range of units with contrasting granite effect worksurfaces and a ceramic 1.5 bowl sink and drainer. Integrated fridge freezer and a Rangemaster oven with concealed extractor canopy above.

A door leads to the tastefully appointed bathroom which has a white suite comprising bath with traditional mixer tap and shower above with shower screen, WC, pedestal wash basin, tiling to all wet areas, tiled floor and vertical radiator.

First floor landing, off which leads three bedrooms.

Outside, there is gated side access leading to a particularly pleasant rear garden which comprises sun terrace and established lawned areas with mature, abundantly stocked borders either side.

The house is situated in a popular and established residential location and is convenient for the town centre of Cannock.

Agents notes:

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Cannock is situated in a historic mining area.

Tenure: Freehold (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: On road

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 B

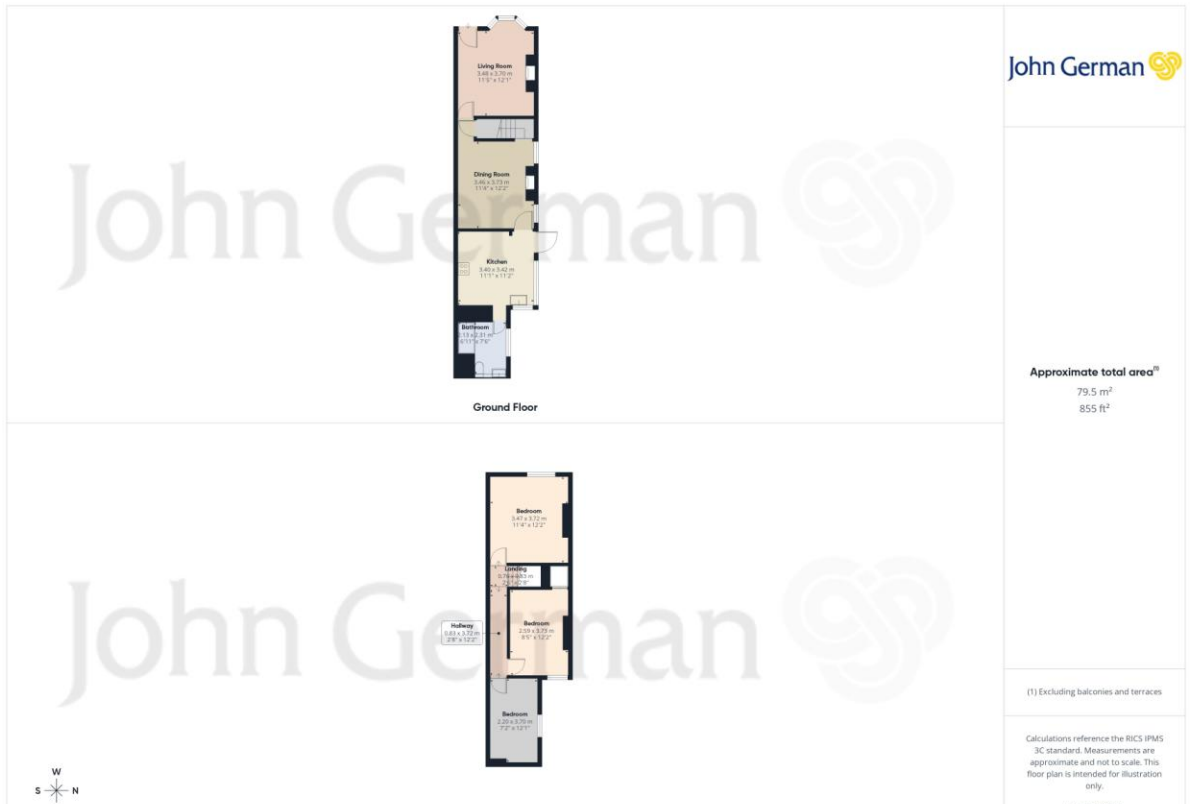
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA12052026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain.

If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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