

Connells

Longacres
CANNOCK

Longacres
CANNOCK WS12 1LD

for sale offers over
£140,000







Property Description

This charming first-floor maisonette offers well-presented accommodation in a sought-after Hednesford location, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Accessed via its own private entrance, the property comprises a welcoming hallway, a spacious lounge with ample room for dining furniture, a fully fitted kitchen, two well-proportioned bedrooms, and a newly fitted family bathroom.

Externally, the home benefits from a driveway providing off-road parking and access to a garage, offering valuable storage or additional parking space.

Perfectly positioned within walking distance of the stunning Cannock Chase, renowned for its breathtaking scenery, walking trails, wildlife, and rich history, the property also enjoys close proximity to Beaudesert Golf Club, Hednesford Hills Local Nature Reserve, and a wide range of local amenities, schools, and transport links.

A fantastic opportunity to acquire a well-located home in a highly desirable area.

Hallway

Lounge/Diner

Being an L-Shaped room having a double glazed window to the front aspect, door to the kitchen, door to the hallway, carpeted flooring, ceiling light point, radiator and space for dining furniture

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, electric oven, electric hob, extractor fan, ceiling light point, vinyl flooring and a double glazed window to the front aspect

Bedroom 1

Having a double glazed window to the rear aspect, radiator, fitted wardrobe, ceiling light point and carpeted flooring

Bedroom 2

Having a double glazed window to the rear aspect, radiator, ceiling light point and wood effect laminate flooring

Bathroom

Having a double glazed window to the side aspect, WC, vanity wash hand basin, bath with shower over, glass shower screen, ceiling light point and fully tiled walls

Outside

Front

Having a side entrance door, driveway and access to garage

Garage

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.














Allez
ALLEZ
Allez
AV FC





Total floor area 70.1 m² (754 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

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: D

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK109265

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.