

Offers Over £195,000

Jayman
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Estate Agents



Bond Way

Cannock, Staffordshire, WS12 4SW

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NO CHAIN!

Jayman offer for sale this two bedroom semi-detached house situated in a quiet cul-de-sac, benefitting from a generous corner plot with parking.

Lounge with electric fire, kitchen with newly fitted boiler. Fully central heated and double glazed.

Rear garden has a shed with shrubs and a mature apple tree.

Hallway leading to;

Lounge 12.93 x 10.528 (3.66m.28.35m x 3.05m.160.93m)

Good size lounge with window to fore, a Dimplex Castillo Freestanding Electric Fire with a marble and wood surround.

Kitchen/diner 13.940 x 7.356 (3.96m.286.51m x 2.13m.108.51m)

With a range of storage cupboards and door leading to the garden. Newly installed boiler. Large cupboard (under the stairs)

Stairs leading to;

Master 11.44 x 10.696 (3.35m.13.41m x 3.05m.212.14m)

Good size double bedroom with built in wardrobes

Second 9.134 x 7.592 (2.74m.40.84m x 2.13m.180.44m)

Window to rear garden

Bathroom 5.702 x 6.070 (1.52m.213.97m x 1.83m.21.34m)

Suite compromising of shower over bath, wc and hand basin.

Disclaimer and AML checks

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together

with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

Do you have a property to sell?

Our proactive, and personalised approach to selling property helps our clients achieve the best price for their property. Speak to us to arrange a free valuation of your property and let us help you get more for your property.

Like it? We can help you buy it!

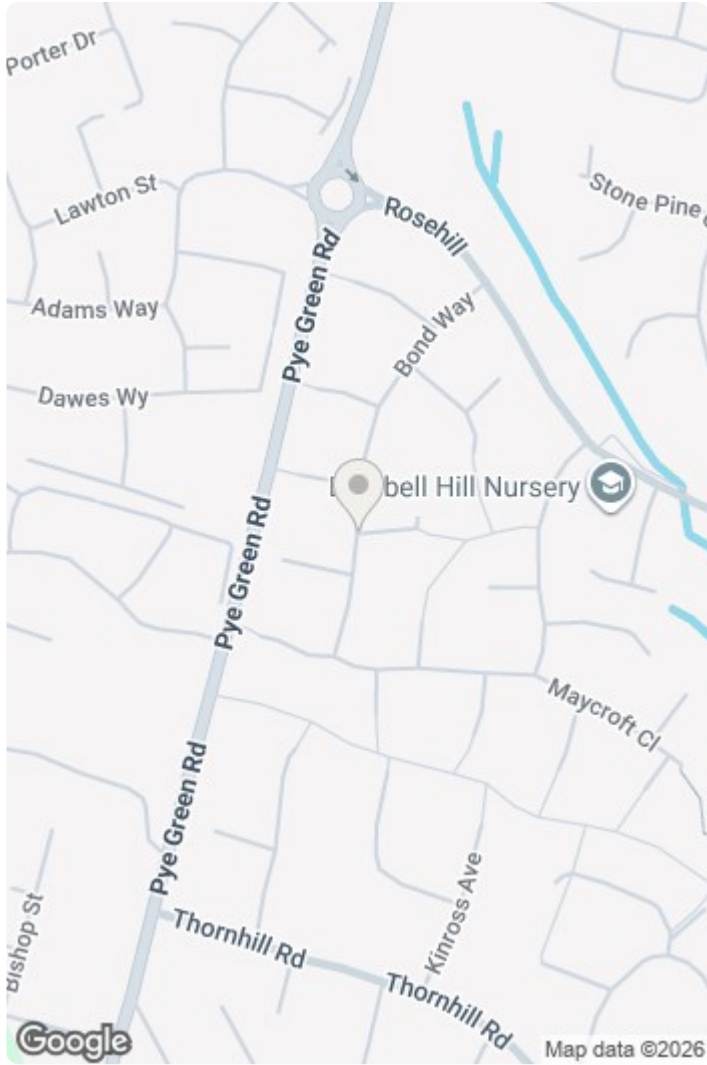
Thinking of making this property your next home? At Jayman, we are here to help make the move as smooth and stress-free as possible.

Whether you require mortgage advice, help arranging finance, or need to sell your current property in order to secure your next purchase, our experienced team is on hand to guide you every step of the way.

Please speak to a member of our team for further information on how we can assist you and to arrange a free valuation of your home.



REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
100-105 A			100-105 A		
95-100 B			95-100 B		
90-95 C			90-95 C		
85-90 D			85-90 D		
80-85 E			80-85 E		
75-80 F			75-80 F		
70-75 G			70-75 G		
65-70 G			65-70 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

