



LEE COOKE
exp UK
PERSONAL ESTATE AGENT
01902 239777
FOR SALE



Queens Court

1199

Queens Court, (Off Cannock Road), Fallings Park

Offers In Region Of £119,995

LEE COOKE

exp UK

@ lee.cooke@exp.uk.com

leecooke.exp.uk.com

01785 526777 (Staffordshire)

01952 370777 (Shropshire)

01902 239777 (Wolverhampton)

Queens Court, (Off Cannock Road), Fallings Park

Lee Cooke Personal Estate Agents presents this spacious ground floor apartment, ideally positioned just off the main Cannock Road. The location is highly convenient for local shopping facilities, schools, doctors, dentists, and public houses, making it a well-connected and practical place to live.

The property is accessed via a communal gated entrance with attractive communal grounds, leading to a secure entry hall and into the main apartment.

Inside, the accommodation comprises two double bedrooms, a bathroom with separate WC, a comfortable lounge diner, a fitted kitchen, and a utility room with rear entrance, offering both space and versatility.

Location & Area

The apartment benefits from excellent transport links, with the M54 and M6 motorways easily accessible. Nearby amenities include New Cross Hospital, Wednesfield Shopping Centre, Bentley Bridge Retail Park, popular schools, and Wolverhampton City Centre and University.





Communal Entrance

The property is accessed via a secure push-button communal entry system leading into the main entrance.

Main Entrance Hall

Featuring a wall-mounted phone entry system, storage cupboard, central heating radiator, and doors leading to various rooms.

Lounge (15'4" x 11'4")

A spacious lounge with a double-glazed rear door, feature fireplace with surround, central heating radiator, and access back to the entrance hall.





Rear Entrance / Utility

Providing door access to the front garden area, internal storage cupboard, and further doors leading to adjoining rooms.

Kitchen (9'6" x 9'0")

Fitted with a range of wall and base units with roll-top work surfaces, single drainer sink unit, and useful storage cupboard. Includes a double-glazed window to the rear, door to the hall, and access through to the utility/rear entrance.

Bedroom One (12'7" x 11'4")

A generous double bedroom with double-glazed window to the side, central heating radiator, and door leading to the hall.



Bedroom Two (11'9" x 8'0")

A second well-proportioned double bedroom with double-glazed window to the rear, central heating radiator, and door to the hall.

Bathroom

Appointed with a panelled bath and pedestal wash basin, heated towel rail, double-glazed window to the rear, and door to the hall.

Separate WC

Featuring a low flush WC, double-glazed window to the rear, and door leading from the entrance hall.



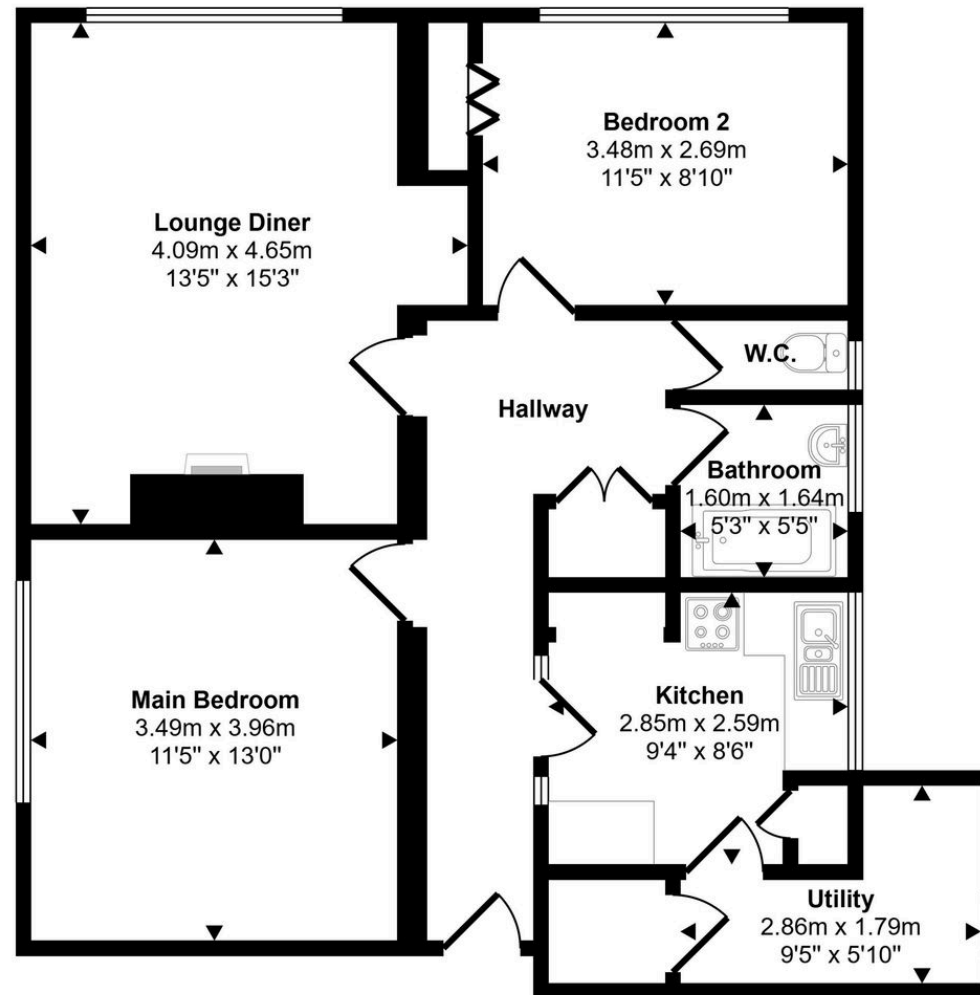
Communal Grounds

The property enjoys gated communal grounds with lawned areas and pathways surrounding the development, offering a pleasant external environment.





Approx Gross Internal Area
72 sq m / 770 sq ft



Floorplan