



Connells

Nirvana Court, New Penkridge Road
Cannock



Communal Entrance

Hallway

Having an entrance door, radiator, ceiling light point, carpeted flooring, storage cupboards and doors to lounge, kitchen, bedroom and shower room

Lounge

Having double glazed windows to the front and side aspects, radiator, two ceiling light points and carpeted flooring

Kitchen/Diner

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink with drainer, integrated electric oven, extractor hood, TV point, ceiling spotlights, carpeted flooring, space for dining furniture and a double glazed window to the side aspect

Utility

Having fitted wall and base units with laminate work surfaces over, plumbing for the washing machine, space for appliances, ceiling light point, double glazed window to the side aspect and a double glazed door to the side for rear access

Bedroom

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

Shower Room

Having a WC and vanity wash hand basin, shower cubicle, storage cupboards, tiled walls, ceiling light point, carpeted flooring and a double glazed window to the side aspect



Outside

Parking

Having communal parking

Rear

Having a communal rear garden and access to the garage

Garage

Having up & over door

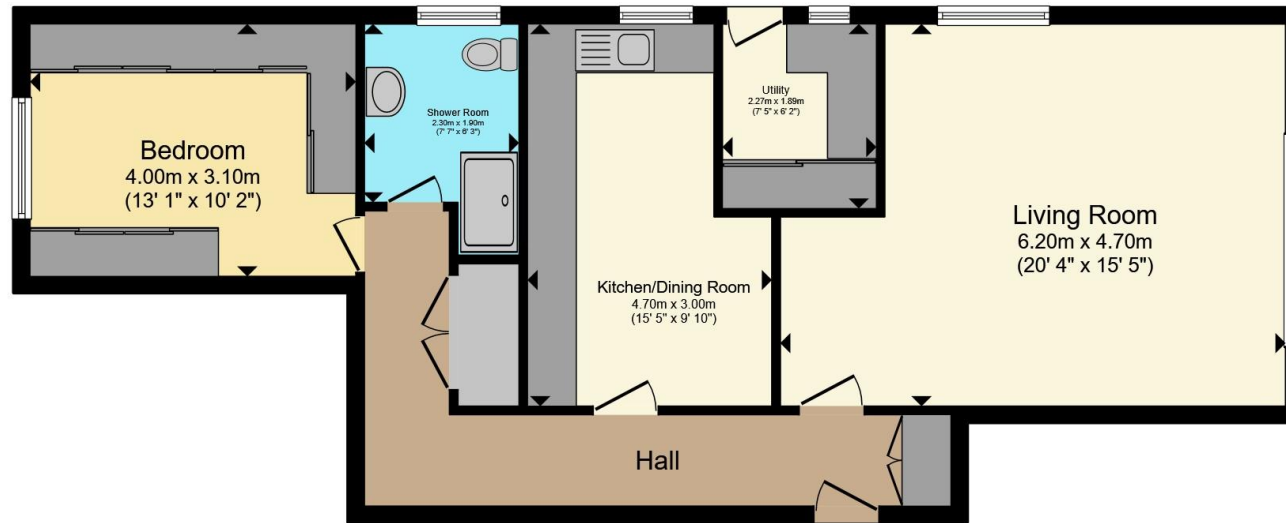
Location

Well located within walking distance of Cannock Town Centre, offering a wide range of amenities, small businesses, traditional markets and both Primary & Secondary Schools. Further benefiting from access to Shoal Hill and being within walking distance of Cannock Park Golf Course & Leisure Centre. Commuter benefits include Cannock Train and Bus Station with both local and national services available. Offering easy access to the A5, M6 and M6 toll road linking the midlands motorway network.









Total floor area 74.7 m² (804 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



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:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK109019

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.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK109019 - 0001