



Connells

St James Place
Norton Canes, Cannock



Entrance Hall

Providing access to the lounge, bedrooms, bathroom and storage cupboard, having herringbone LVT flooring, ceiling spotlights and radiator

Lounge/Diner

Having two double glazed windows, two ceiling lights, herringbone LVT flooring, access to the kitchen, space for dining furniture and radiator

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and half bowl sink with drainer, tiled splash-backs, space for oven with electric hob and extractor hood, plumbing for utility purposes and space for appliances, ceiling spotlights, herringbone LVT flooring and open plan arch to the living room/diner



Bedroom 1

Having a double glazed window, storage heater, carpeted flooring and ceiling light point

Bedroom 2

Having double glazed french patio doors leading to the outdoor patio area, storage heater, herringbone LVT flooring and ceiling light point

Bathroom

Being a newly fitted modern bathroom having fully tiled walls and floor, bath with shower over and glass shower screen, wash hand basin WC and chrome heated towel rail

Outside

Having a private patio seating area

Parking

Having a parking space directly in front of the property plus visitor spaces

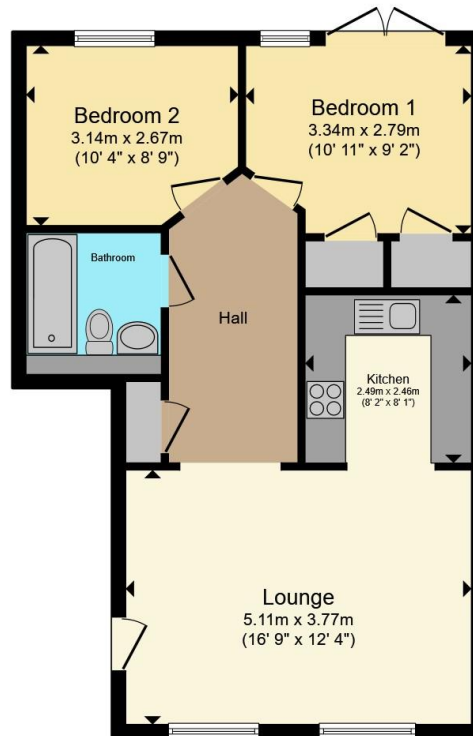
Agents Notes

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.









Total floor area 58.5 m² (630 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

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10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge:
 1620.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK109091

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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