



## 16 Union Street, Bridgtown, Cannock, Staffordshire, WS11 0BY

£187,500

- Offered with no onward chain
- Gas central heating & double glazing
- Dining room
- Downstairs W.C
- Detached garage and garden
- A beautifully presented three bedroom terraced property.
- Lounge
- Kitchen
- Three bedrooms & bathroom
- Rear parking

# 16 Union Street, Cannock WS11 0BY

Offered with no onward chain Chariot Estates are delighted to bring to the market this beautifully presented three bedroom terraced property. Comprising of GCH, DG, lounge, dining room, kitchen, downstairs W.C, bathroom, rear parking, detached garage, rear garden. Council tax band A, Epc D



Council Tax Band: A



Offered with no onward chain Chariot Estates are delighted to bring to the market this beautifully presented three bedroom, traditional terraced property. Briefly comprising of gas central heating, double glazing, lounge, dining room, country style kitchen, downstairs W.C, three good sized bedrooms, spacious bathroom, rear parking, detached garage and an enclosed rear garden.

Situated within Bridgtown, Cannock the property is closely located to the facilities offered on the Orbital retail park, useful road links to the A5 and M6 and with the nearest train station being in Cannock.

Set from the road there is an archway to the side which gives vehicle access to the rear which opens into a private driveway and detached garage with entrance from the side having two composite doors, one into the kitchen and the other into the lounge.

#### LOUNGE:

15'6" x 12'0"

Having laminate flooring, radiator, coving to the ceiling, door into the cellar, double glazed window to fore and an opening into:

#### DINING ROOM:

12'1" x 12'0"

Having laminate flooring, contemporary pebble effect gas fire which is set on a marble inset and hearth with a wooden surround, radiator, double glazed window to the rear, door to the stairs and a door into:

#### COUNTRY STYLE KITCHEN:

14'2" x 7'1"

Having a lovely range of wall mounted and base units, work surfaces which incorporates a circular sink and a mixer tap, space for an American style fridge/freezer as well as a automatic washing machine and a dishwasher, wall mounted Ideal boiler, double glazed window and door to the side, splash back tiling, radiator and a door into:

#### GUEST W.C

Having a low level flush W.C and a double glazed window to the rear.

#### CELLAR:

Ideal for storage having lighting.

#### LANDING:

Being L'shaped, with a useful storage cupboard and doors into:

#### BEDROOM ONE:

12'1" x 12'0"

Having a wide range of fitted wardrobes and overhead storage, radiator and a double glazed window to fore.

#### BEDROOM TWO:

11'9" x 7'5"

Having a radiator, coving to the ceiling and a double glazed window to the rear.

#### BEDROOM THREE:

8'9" x 7'8"

Having a radiator, double glazed window to the rear and coving.

#### SPACIOUS BATHROOM:

Having a corner bath with a separate shower cubicle, low level flush W.C, heated towel rail and a double glazed window to the rear.

#### TO THE REAR:

As you come through the archway there is gated access that opens out to a block paved driveway which provides off road parking, access to the garage and enclosed rear garden, outside tap and a door into the kitchen.

#### DETACHED GARAGE:

Having a metal up and over door with lighting and power.

#### ENCLOSED REAR GARDEN:

Having a lawn with a decked area enclosed by a fenced perimeter.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

Due to legislation we conduct anti money laundering checks on all potential buyers and giftors, this is a non-refundable fee at £48 inclusive of VAT.

TENURE: Freehold

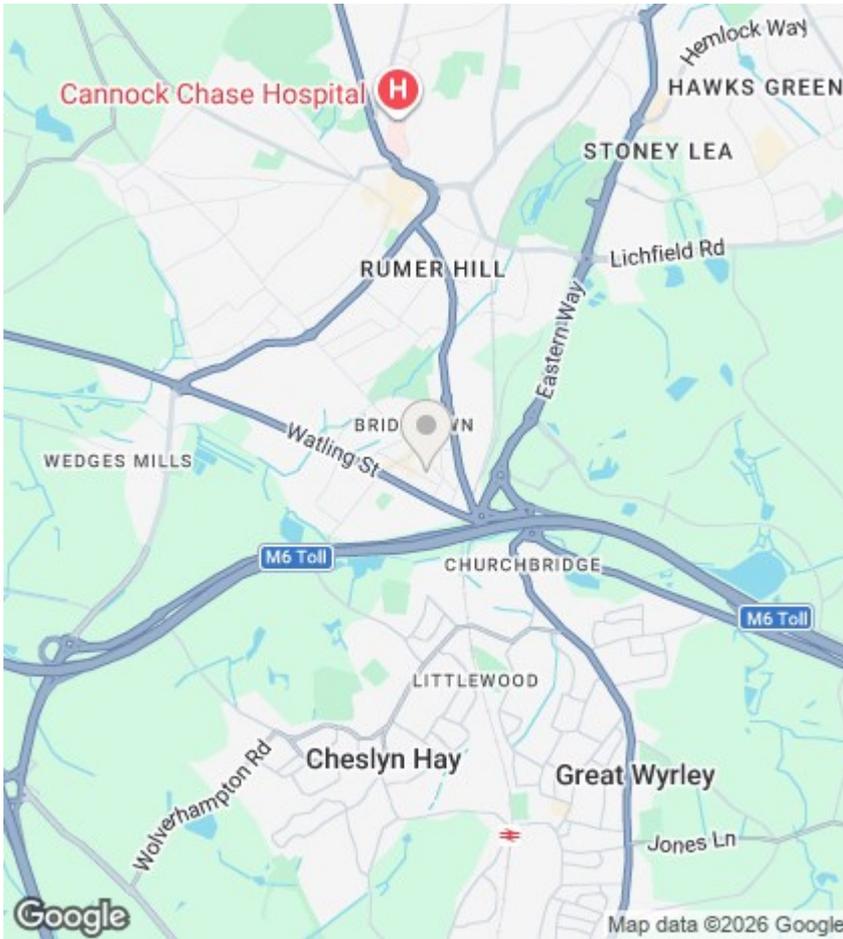
COUNCIL TAX: Band A

#### VIEWING:

Strictly via Chariot Estates on 01543 68 68 77

E-MAIL: [burntwood@chariotestates.co.uk](mailto:burntwood@chariotestates.co.uk)

WEBSITE: [www.chariotestates.co.uk](http://www.chariotestates.co.uk)



## Directions

## Viewings

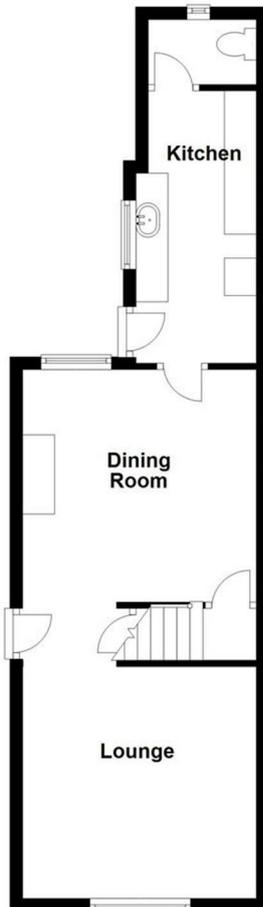
Viewings by arrangement only. Call 01543 686877 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 41.8 sq. metres (450.2 sq. feet)



## First Floor

Approx. 47.2 sq. metres (508.5 sq. feet)

