


Connells

Blackthorn Crescent
Cannock

# Blackthorn Crescent
# Cannock WS12 0SW

for sale offers in the region of
**£260,000**







## Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this two bedroom semi-detached bungalow close to Cannock Chase.

The property briefly comprises of an entrance hallway to the side, a large, open plan reception room complete with an attractive bay window, a newly fitted kitchen with ample storage space, integral appliances and breakfast bar, bathroom and two bedrooms overlooking the rear garden.

Externally benefiting from having a driveway suitable for multiple vehicles, a detached bar which was converted from the former garage and accessible from both the front & rear and an enclosed rear garden.

This attractive bungalow combines peaceful surroundings with practical living space, making it an excellent opportunity for those seeking a comfortable home in a sought-after location.

The property benefits further from being close to Beaudesert Golf Club, Hednesford Hills Local Nature Reserve, close to local amenities, having excellent transport links and walking distance to schools.

## Hallway

Having an entrance door to the side aspect, double glazed window to the front, ceiling light point, storage cupboard and doors to lounge, bedrooms and bathroom

## Lounge

Having a double glazed bay window to the front aspect, radiator, laminate flooring

## Kitchen

Being a fitted kitchen with a range of wall and base units with laminate work surfaces over and having a sink/drainer, integral appliances, breakfast bar, ceiling spotlights and double glazed windows to the front and side aspect

## Bedroom 1

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

## Bedroom 2

Having double glazed sliding doors to the rear aspect, radiator, ceiling light point and laminate flooring

## Bathroom

## Outside

## Front

Having a concrete driveway suitable for multiple vehicles, access to the bar which was converted from the garage and side access to

the rear

## Rear

Being a tiered rear garden and having a paved patio area, laid to lawn, floral displays, access to the detached outbuilding/bar via side door and side access to the front

## Bar

## Agents Note

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.







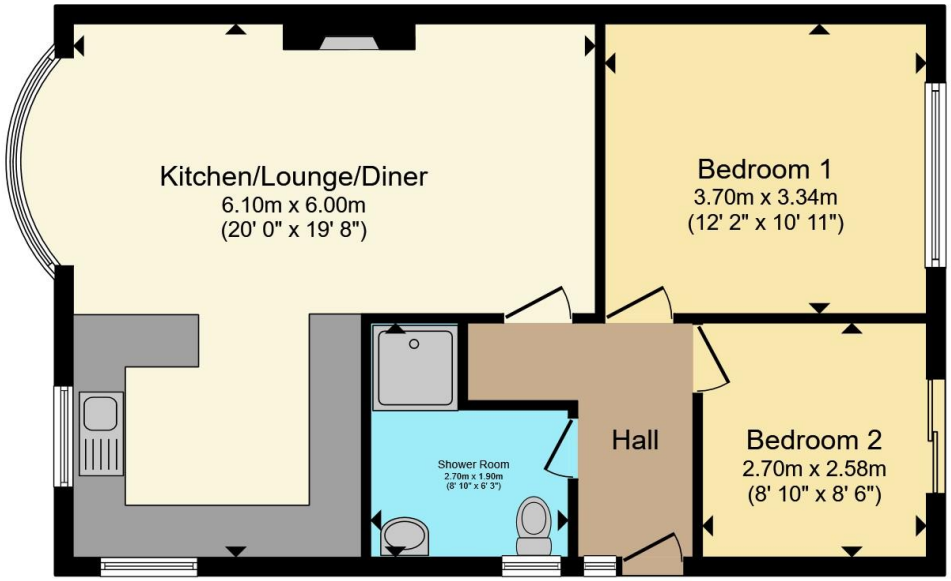




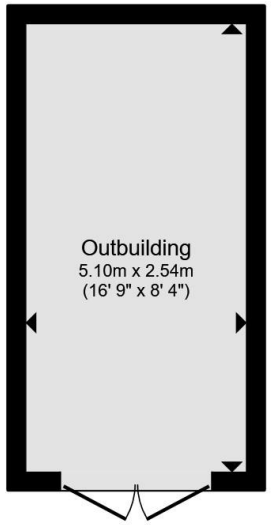





NUNO HIS DREAM
BAR
FREE BEER TOMORROW
Leffe
Cold BEER
CHEERS
NO WORKING
BEER
Lovely day for a GUINNESS
12 BET
THE PITMEN
ALEX FERGUSON
TOTALLY FRANK




## Floor Plan




## Outbuilding

Total floor area 61.3 m² (660 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

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EPC Rating: Awaited

Council Tax Band: B

Tenure: Freehold

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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.

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