

Connells

Melchester Walk
Cannock

Melchester Walk
Cannock WS11 6XE

for sale offers in the region of
£225,000







Property Description

CONNELLS ESTATE AGENTS are pleased to market FOR SALE this end of terrace property in Cannock.

Internal viewing is highly recommended to fully appreciate this beautifully presented three-bedroom family home, offered to the market with no upward chain.

Finished to an exceptional standard throughout, this stylish and spacious property is ready for immediate occupation and would make an ideal first-time purchase, family home or investment opportunity.

The accommodation briefly comprises an inviting entrance hallway, a generous lounge/dining area, modern fitted breakfast kitchen, conservatory, and guest cloakroom. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from attractive front gardens and a low-maintenance enclosed rear garden, providing an ideal space for outdoor entertaining and family enjoyment.

Situated in a popular residential location with convenient access to local amenities, schools, transport links and commuter routes

Ground Floor

Hallway

Having a UPVC front entrance door into the hallway, laminate flooring, ceiling light point, radiator, doors to the lounge, kitchen, conservatory, Guest W.C , storage cupboards, stairs to First Floor.

Lounge

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

Guest WC

Having a double glazed window, vinyl flooring, W.C, wash hand basin and a tiled splashback

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, integrated oven, extractor fan, tiled splash-backs, plumbing for the washing machine, space for appliances, radiator, ceiling light point, laminate flooring, space for dining furniture and double glazed window to the

rear aspect

Conservatory

First Floor

Bedroom 1

Having a double glazed window, built in wardrobe, carpeted flooring, radiator and ceiling light point

Bedroom 2

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

Bedroom 3

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

Bathroom

Having a bath with shower attachment, WC, wash hand basin, radiator, ceiling light point and part tiled walls

Outside

Front

Having a laid to lawn

Rear

Having a patio area and laid to lawn

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.







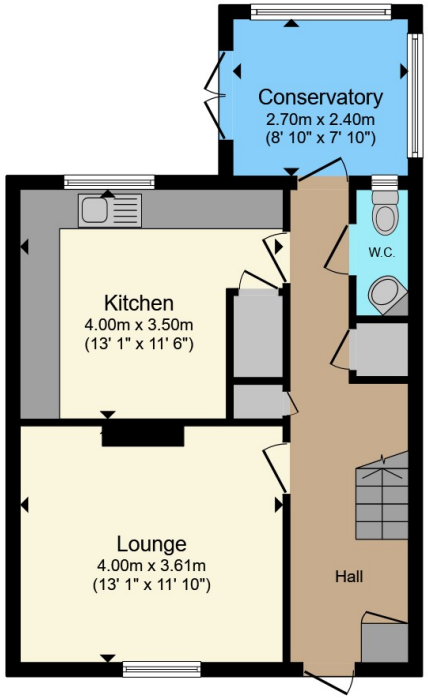




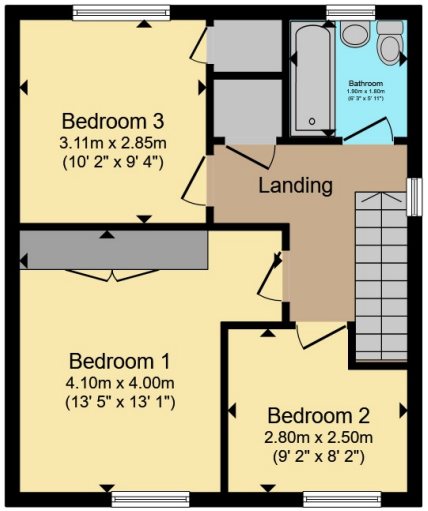








Ground Floor



First Floor

Total floor area 92.1 m² (991 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

Connells

To view this property please contact Connells on

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10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK109255

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.