



Connells

Sam Barber Court
Heath Hayes, Cannock

Sam Barber Court Heath Hayes, Cannock, WS12 2SE

For sale offers over
£130,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic FIRST FLOOR FLAT located in Heath Hayes, Cannock.

Having a private entrance with stairs to the First Floor, being welcomed into the spacious living room with access to all bedrooms, kitchen and bathroom. The bedrooms are double in size, with the kitchen coming fully fitted with space for appliances. The electric heating system was newly installed 2025.

Externally benefiting from having communal gardens and allocated parking.

Perfectly located close to Mcarthurglen designer outlet offering a range of prestigious & luxury brands, plus a variety of popular bars & restaurants. Within close proximity also sits Cannock Town Centre offering a mix of independent bars & cafes, traditional market stalls & both local & national bus & train services. The property also benefits from being close to the well known & tranquil Cannock Chase and having excellent commuter benefits including A460, A5 & M6.

First Floor

Living Room

Having carpeted flooring, ceiling light point, doors to all rooms, door to storage, double glazed window to the front aspect, wall mounted electric heater, space for living and dining furniture.

Kitchen

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops across, sink with drainer, integrated oven with hob above, extractor hood, space and plumbing for appliances, tiled splashbacks, space for fridge / freezer, ceiling light point, double glazed window to the front aspect.

Bedroom 1

Having carpeted flooring, ceiling light point, wall mounted electric heater, double glazed window to the rear aspect.

Bedroom 2

Having carpeted flooring, ceiling light point, wall mounted electric heater, double glazed window to the rear aspect.

Bathroom

Having a WC, hand wash basin, bathtub with shower above, glass shower screen, tiled splashbacks, laminate flooring, ceiling light point, double glazed window to the side aspect.

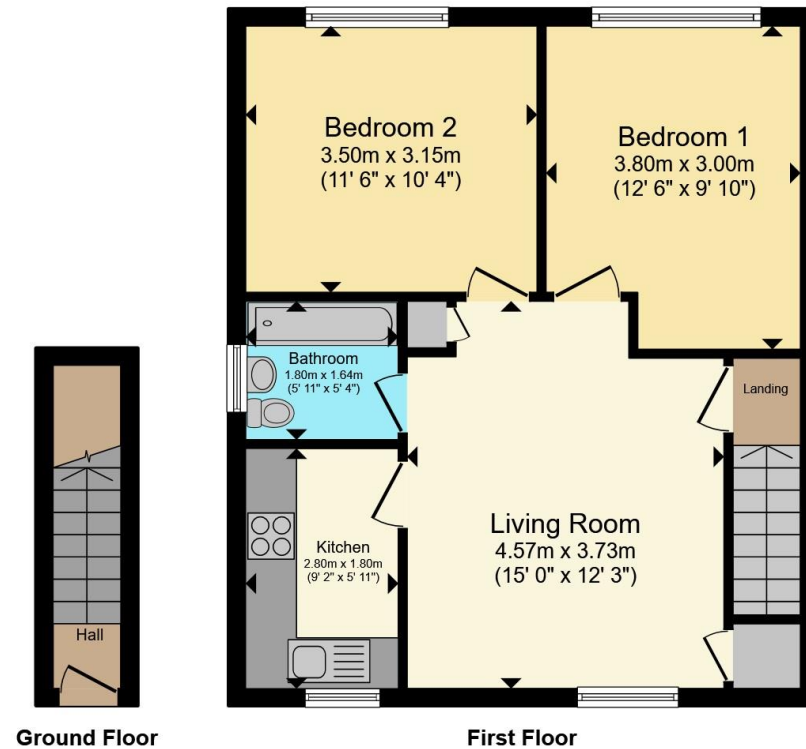
Outside

Having communal garden areas and allocated parking.









Total floor area 54.1 m² (583 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: D

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CNK108524

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 1991. 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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