



Connells

Cannock Road
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this END OF TERRACE VICTORIAN property located in Cannock, a fantastic THREE BEDROOM property with so much to offer!

To the Ground Floor the property briefly comprises of a living room, dining room, kitchen and bathroom. Both reception rooms offering plenty of space for furniture and the kitchen being recently renovated with modern units and integrated appliances. A small hall area leading to the bathroom offers space and plumbing for a utility area. The bathroom has also been recently renovated.

To the First Floor having THREE BEDROOMS.

Externally benefiting from having an extensive rear garden with a narrow driveway to the rear allowing off road parking.

The property is well located to within walking distance of Cannock Town Centre, offering a wide range of amenities, small businesses, traditional markets and both Primary & Secondary Schools. Commuter benefits Cannock Train Station and Bus Station with both local and national services available. Offering easy access to the A5, M6 and M6 toll road linking the midlands motorway network.

Ground Floor

Living Room

11' 1" x 11' 8" (3.38m x 3.56m)

Having a UPVC front entrance door into living room, tiled flooring, radiator, electric wall mounted fireplace, ceiling light point, double glazed window to the front aspect.

Dining Room

11' 1" x 12' 1" (3.38m x 3.68m)

Having tiled flooring, ceiling light point, radiator, door to storage cupboard, door leading to stairs to first floor, door to kitchen, double glazed window to the rear aspect.

Kitchen

6' 4" x 10' 8" (1.93m x 3.25m)

Being a modern fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, stainless steel double sink with drainer, integrated oven, four ring gas hob with extractor above, stainless steel splashback, tiled flooring, ceiling spotlights, space for fridge / freezer, double glazed window to the side aspect, door leading to hall and bathroom.

Hall

Having tiled flooring, door to side aspect, laminate work surface, space and plumbing for appliances, door to bathroom.

Bathroom

Having a WC, hand wash basin with storage beneath, L shaped bathtub with shower above, fully tiled walls and flooring, chrome

towel radiator, ceiling light point, double glazed window to the side aspect.

patio and lawn areas with a narrow access to the rear for parking.

First Floor

Landing

Having carpeted flooring, radiator, ceiling light point, doors to bedrooms.

Bedroom 1

11' 1" x 12' 1" (3.38m x 3.68m)

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

Bedroom 2

8' 5" x 12' max (2.57m x 3.66m max)

Having carpeted flooring, ceiling light point, radiator, storage cupboard, double glazed window to the rear aspect.

Bedroom 3

6' x 10' 4" (1.83m x 3.15m)

Having laminate flooring, ceiling light point, radiator, loft hatch access, double glazed window to the rear aspect.

Outside

Front

Having a small graveled front garden leading to the front entrance door.

Rear

Being a generous enclosed rear garden with









EPC Rating: E Council Tax
Band: A

Tenure: Freehold

view this property online [connells.co.uk/Property/CNK108230](https://www.connells.co.uk/Property/CNK108230)

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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