

Connells

Cannock Road
Cannock

Cannock Road
Cannock WS11 5DA

for sale offers over
£220,000







Property Description

Connells are pleased to market this well presented semi-detached home, perfectly suited to buyers looking for a property ready to move straight into.

The property has an entrance hallway offering access to the spacious living and dining area having access to the rear garden allowing for a flood of natural light to flood the room. The fitted kitchen provides ample storage and workspace, plus plumbing for utility purposes, ideal for everyday living. A downstairs shower room is an added benefit to this property.

Upstairs, the property features three bedrooms along with a modern family bathroom.

Externally, the home provides generous off-road parking with a garage for extra storage space. The mature rear garden offers a wonderful outdoor space with a patio seating area and large lawn, Gated access leads conveniently to the front of the property.

The property is well located to provide easy access to Cannock Town Centre offering a wide range of amenities, small businesses and traditional markets with both local & national bus and train services available. The location also benefits from being just a few minutes away from well known Cannock Chase, loved for its outstanding natural beauty, scenic landscapes, wildlife and history. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway.

Ground Floor

Entrance Hallway

Having a double glazed front entrance door, laminate flooring, ceiling light point, door to lounge and door to downstairs shower room

Lounge/Diner

Having a double glazed window to the rear aspect, double glazed door to the rear garden, stairs to first floor, door to kitchen, two ceiling light points, radiator, electric fire and laminate flooring

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, electric hob with cooker-hood over, cooker, plumbing for the washing machine, space for appliances, ceiling light point, tiled flooring and a double glazed window to the rear aspect. A new combi boiler has been recently fitted

Downstairs shower room

Having a WC, vanity wash hand basin, shower cubicle, ceiling light point, tiled flooring and a double glazed window to the front aspect

First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms, storage cupboard and bathroom

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

Having a WC, vanity wash hand basin, bath with shower over, ceiling light point, vinyl flooring, fully tiled walls and a double glazed window to the front aspect

Outside

Front

Having a large gravel driveway suitable for multiple vehicles, access to the garage and gated side access to the rear garden

Rear

Having a paved 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.







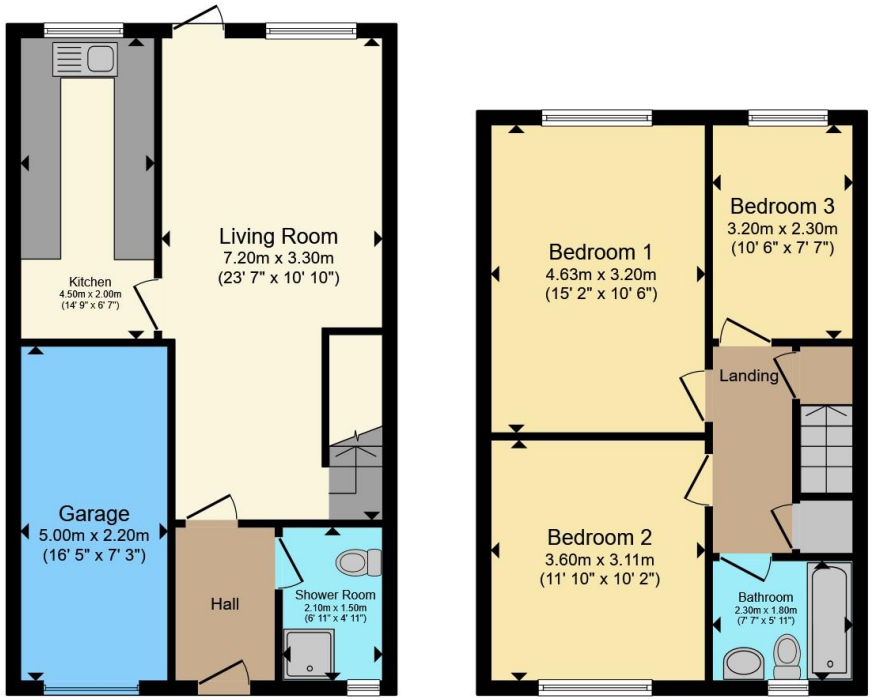












Ground Floor **First Floor**

Total floor area 96.7 m² (1,041 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

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK109046

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.