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48 Wolverhampton Road, Cannock, Staffordshire, WS11 1AH £875

MUCH IMPROVED BY CURRENT OWNERS IMMACULATELY PRESENTED

Traditional style mid Terrace house situated in desirable residential location within close proximity to local amenities, Cannock Town Centre and transport networks.

The property comprises two spacious reception rooms, fitted kitchen with space for appliances. On the first floor there are two good sized bedrooms, family bathroom with shower over the bath. The rear garden has a patio area with the rest mainly laid to lawn, gated side access,

THE PROPERTY ALSO BENEFITS FROM HAVING OFF ROAD PARKING AND GARAGE TO THE REAR

Viewing imperative to appreciate property and location. SORRY , NO SMOKERS,



Lounge

12'2" x 11'9" (3.71m x 3.58m")

Having a ceiling light point, power points, radiator, feature 'Adams style' fireplace housing a living flame fire, a double glazed bow window to the front and door to dining room.

Dining room

12'1" x 12'2" (3.68m x 3.71m")

Having a ceiling light point, power point, radiator, a double glazed window to the rear and feature archway leading to kitchen.

Refitted kitchen

15'8" x 6'10" (4.78m x 2.08m")

Having a range of wall mounted and base units with work tops over, a ceramic 'Belfast' styled sink with oak effect work tops over, there is plumbing for a washing machine and dish washer, space for a fridge freezer, integrated gas hob with an electric oven, power points, ceramic tiled flooring, a double glazed window and door to the side and door to guest cloakroom.

Guest cloakroom

Having a low level WC, wall mounted wash hand basin, partial wall tiling and a double glazed obscured window to the side.

First floor landing

Having a ceiling light point, loft access, power points, radiator and doors to:

Master bedroom

12'7" x 12' (3.84m x 3.66m)

Having a ceiling light point, power points, radiator, feature period style fireplace and a double glazed window to the front.

Bedroom two

11'6" x 8'10" (3.51m x 2.69m")

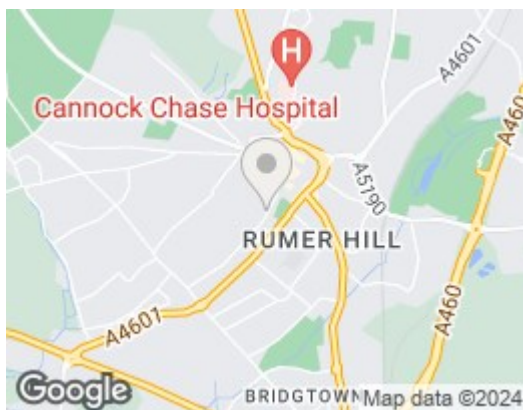
Having inset ceiling spot lights, power points, radiator and a double glazed window to the rear.

Family bathroom

A suite comprises of low level WC, pedestal wash hand basin, bath with shower over, ceiling light point, radiator, partial wall tiling and an obscured double glazed window to the rear.

Outside

There is a rear garden mainly laid to lawn with a paved patio area, there is of road parking and a garage.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales
		86	43 52



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