



Dartmouth Road | Cannock | WS11 1NX
Asking Price £125,000

W Webbs
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Summary

** TOWN CENTRE LOCATION ** GROUND FLOOR APPARTMENT ** LARGE LOUNGE DINER ** TWO BEDROOMS ** MODERN KITCHEN ** SECURE GATED ACCESS ** EXCELLENT TRANSPORT LINKS ** VIEWING ADVISED **

Beautifully Presented Ground Floor Apartment situated on the edge of Cannock Town Centre. The accommodation briefly comprises an entrance hallway, kitchen, lounge, two bedrooms and a bathroom. The property also benefits from a rear entrance via a communal door, remote-operated electric gates providing access to a secure courtyard, an allocated parking space, and additional visitor parking.

Ideally located within walking distance of Cannock Town Centre, the apartment enjoys close proximity to a variety of local shops, amenities, traditional markets, and both local and national bus and rail services. Excellent commuter links include convenient access to the A34, M6, and M6 Toll, connecting to the wider Midlands motorway network.

Key Features

- TOWN CENTRE LOCATION
- EXCELLENT TRANSPORT LINKS
- SMALL FRONT GARDEN
- MODERN STYLE KITCHEN
- ALLOCATED PARKING SPACE
- TWO BEDROOMS
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- SPACIOUS LOUNGE DINER
- FAMILY BATHROOM
- VIEWING ADVISED

Rooms and Dimensions

SECURE GATED ENTRANCE

SPACIOUS LOUNGE DINER

23'7" x 8'2" max measurements (7.20 x 2.50 max measurements)

KITCHEN

10'5" x 5'1" (3.20m x 1.57m)

BEDROOM ONE

10'11" x 10'7" (3.33m x 3.25m)

BEDROOM TWO

13'6" x 6'6" (4.13 x 1.99)

BATHROOM

11'5" x 7'9" (3.48 x 2.37)

ALLOCATED PARKING SPACES

SMALL FRONT GARDEN

IDENTIFICATION CHECKS - C

PREMIUM CONVEYANCING (C)

Agents Note





**GET READY FOR A SPEEDIER,
SMOOTHER AND MORE SUCCESSFUL
TRANSACTION WITH THIS PREMIUM
CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

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Total floor area 60.3 m² (649 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.focalagent.com

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Band A	B	78	78
Band B	C	B	C
Band C	D	C	D
Band D	E	D	E
Band E	F	E	F
Band F	G	F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	