



Webbs

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Mill Street | Cannock | WS11 0DL
Offers Around £110,000

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estate agents

Summary

** TOWN CENTRE LOCATION ** GRADE 2 LISTED BUILDING ** TWO BEDROOMS ** SHOWER ROOM ** LOUNGE ** KITCHEN ** COMMUNAL ENTRANCE ** ALLOCATED PARKING AT THE REAR ** TRADITIONAL FEATURES ** VIEWING RECOMMENDED **

Webbs Estate Agents are delighted to offer for sale this surprisingly spacious two-bedroom flat, ideally located in the heart of the Town Centre, within easy reach of local shops, the train station, and a range of other amenities.

Accessed via a communal entrance with stairs leading to the property, the flat briefly comprises an entrance hallway, a well-appointed kitchen, a modern shower room, two spacious double bedrooms and a lounge.

Offering an excellent opportunity for first-time buyers seeking a convenient central location, and equally suits landlords looking for a sound investment with strong rental potential.

Further benefits include two allocated parking spaces located at the rear of the property — a rare advantage in such a central location. Early viewing is strongly advised to fully appreciate the size and potential of this property.

Key Features

- GRADE 2 LISTED BUILDING
- TWO DOUBLE BEDROOMS
- CLOSE TO TRAIN STATION
- MODERN KITCHEN
- ALLOCATED PARKING AT THE REAR
- FIRST FLOOR FLAT
- TOWN CENTRE LOCATION
- LARGE LOUNGE
- SHOWER ROOM

Rooms and Dimensions

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

BREAKFAST KITCHEN

12'0" x 9'5" (3.66m x 2.88m)

LOUNGE

11'7" x 11'6" (3.54m x 3.52m)

BEDROOM ONE

11'7" x 9'2" (3.54m x 2.81m)

BEDROOM TWO

11'8" x 7'8" (3.56m x 2.36m)

SHOWER ROOM

COMMUNAL PARKING AT THE REAR

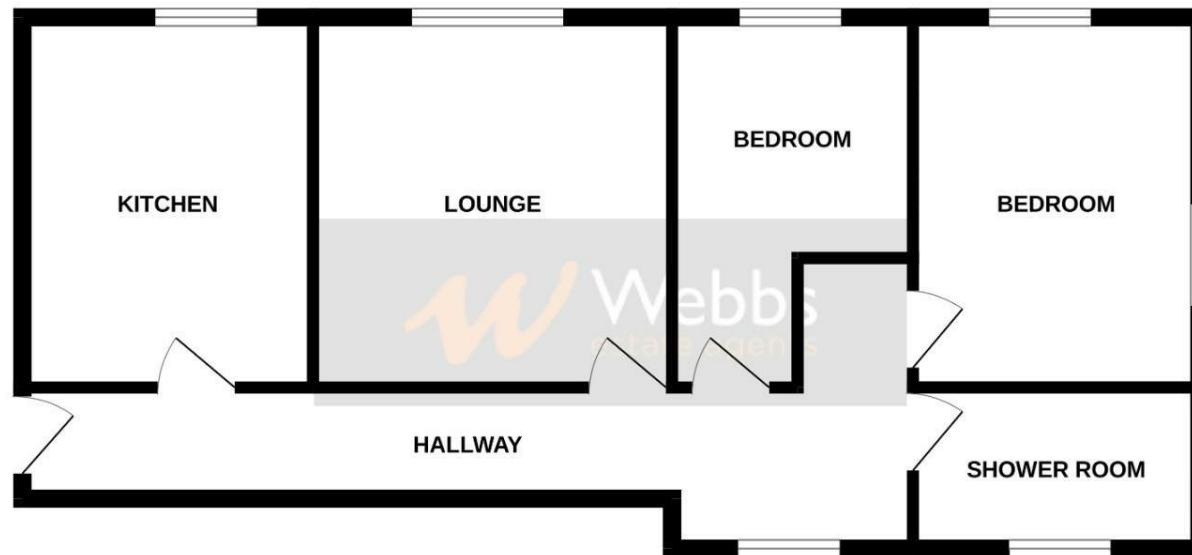
IDENTIFICATION CHECKS - C

Agents Note C





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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