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54 Stafford Road, Cannock, WS12 4PE  
Offers In The Region Of £129,950



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595

**\*\* MOTIVATED SELLER \*\*** JR Properties are pleased to offer for sale this traditional three bedroom semi detached property situated on the outskirts of Cannock Chase. This is an ideal investment or first time buy being sold by a motivated seller. The accommodation briefly consists of; two reception rooms, kitchen, utility/side veranda & ground floor WC. To the first floor there are two double bedrooms, spacious bathroom and stairs leading to the loft room/potential bedroom three.

Externally there is a rear garden and a driveway which is shared and leads to single garage.

The property is closely situated to all local amenities and commuter networks.

### Dining Room

12'7" x 10'9" (3.84 x 3.28)

Double glazed window to front aspect and door leading to lounge.

### Lounge

12'7" x 14'4" (3.84 x 4.37)

Double glazed window to rear aspect, door to stairs leading to first floor accommodation and door to kitchen.

### Kitchen

12'4" x 6'7" (3.78 x 2.03)

Double glazed window to side aspect, door leading to utility/veranda and space for appliances.

### Utility/Veranda

16'2" x 4'3" (4.95 x 1.32)

Doors leading to side and rear of property, plumbing for washing machine and door to wc.

### First Floor Landing

Door off to bedrooms, bathroom and stairs to loft room/potential bedroom three.

### Bedroom One

11'8" x 10'11" (3.56 x 3.35)

Double glazed window to front aspect.

### Bedroom Two

8'7" x 7'6" (2.62 x 2.31)

Double glazed window to rear aspect.

### Bathroom

Comprising of panelled bath, separate shower cubicle, low level wc, wash hand basin, double glazed windows to rear and side aspects.

### Loft Room/Bedroom Three

With double glazed window to side aspect.

### Outside

Having side access to shared parking leading to single garage and gated access to rear garden.

### Disclaimer

General Note: Whilst we endeavour to make our sales details accurate and reliable. If there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Money Laundering Regulations: Intending purchasers will be asked to produce



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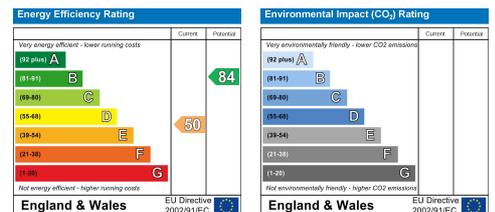
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identification documentation at a later stage and we would ask for your co operation in order that there will be no delay in agreeing the sale.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or Surveyor.

Tenure: References to the tenure of the property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their Solicitor.

Viewing: Strictly by prior appointment through JR Properties Ltd on 01889 577731. Full details of all our properties can be found on our website: [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)



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