

Offers Over £200,000

**Jayman**  
www.jayman.co.uk

Estate Agents



**Bond Way**

Cannock, Staffordshire, WS12 4SW



# Bond Way, Cannock, Staffordshire WS12 4SW

Jayman have for sale this two bed semi detached house situated in a quite cul-de-sac and benefitting from a generous corner plot with parking.

Lounge with electric fire, kitchen with newly fitted boiler. Fully central heated and double glazed.

Rear garden has a shed with shrubs and a mature apple tree.

**Hallway leading to;**

**Lounge 12.93 x 10.528 (3.66m.28.35m x 3.05m.160.93m)**

Good size lounge with window to fore, a Dimplex Castillo Freestanding Electric Fire with a marble and wood surround.

**Kitchen/diner 13.940 x 7.356 (3.96m.286.51m x 2.13m.108.51m)**

With a range of storage cupboards and door leading to the garden. Newly installed boiler. Large cupboard (under the stairs)

**Stairs leading to;**

**Master 11.44 x 10.696 (3.35m.13.41m x 3.05m.212.14m)**

Good size double bedroom with built in wardrobes

**Second 9.134 x 7.592 (2.74m.40.84m x 2.13m.180.44m)**

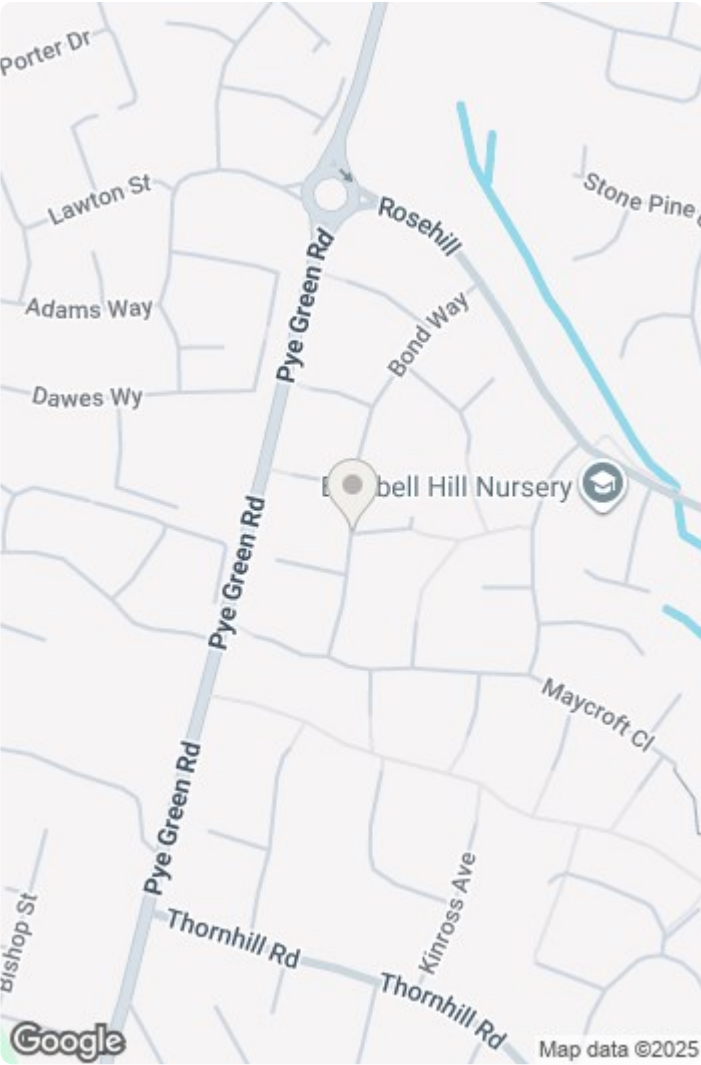
Window to rear garden

**Bathroom 5.702 x 6.070 (1.52m.213.97m x 1.83m.21.34m)**

Suite comprising of shower over bath, wc and hand basin.



**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
101-125 kWh/m <sup>2</sup> /yr <b>A</b>			101-125 g/kWh <b>A</b>		
81-100 kWh/m <sup>2</sup> /yr <b>B</b>			81-100 g/kWh <b>B</b>		
61-80 kWh/m <sup>2</sup> /yr <b>C</b>			61-80 g/kWh <b>C</b>		
41-60 kWh/m <sup>2</sup> /yr <b>D</b>			41-60 g/kWh <b>D</b>		
21-40 kWh/m <sup>2</sup> /yr <b>E</b>			21-40 g/kWh <b>E</b>		
1-20 kWh/m <sup>2</sup> /yr <b>F</b>			1-20 g/kWh <b>F</b>		
Below 1 kWh/m <sup>2</sup> /yr <b>G</b>			Below 1 g/kWh <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.



