

Asking Price £155,000

Jayman  
www.jayman.co.uk

Estate Agents



**Littleworth Road**

Cannock, WS12 1HY



# Littleworth Road, Cannock, WS12 1HY

Jayman offer for sale this traditional two bedroom mid terrace property on Littleworth Road, Cannock. Available with no chain.

The property is available with no chain having been a rental investment property. It comprises of the following;

Front Door, leading to:

## **Lounge 12'11" x 11'11" (3.949 x 3.638)**

Laminate flooring, benefiting from a feature fireplace and window to the front of the property

## **Dining Room 12'0" x 13'0" (3.669 x 3.963)**

Spacious additional reception room with window to the rear and feature fireplace.

## **Kitchen 8'10" x 8'5" (2.716 x 2.579)**

Light and airy with a good array of storage cupboards with space for appliances. Window to the rear and door to the rear garden.

## **Master bedroom 11'10" x 12'6" (3.620 x 3.813)**

Spacious Double Bedroom with fitted wardrobes and storage and window to the front of the property.

## **Bedroom 2 9'11" x 12'0" (3.043 x 3.669)**

Double Bedroom with window to the rear.

## **Bathroom**

Good sized bathroom with white suite including bath with shower over.

## **Outside**

Lawned garden with shrubs and gate leading to Cannock Chase.

Parking to the rear.

## **Looking to sell your home?**

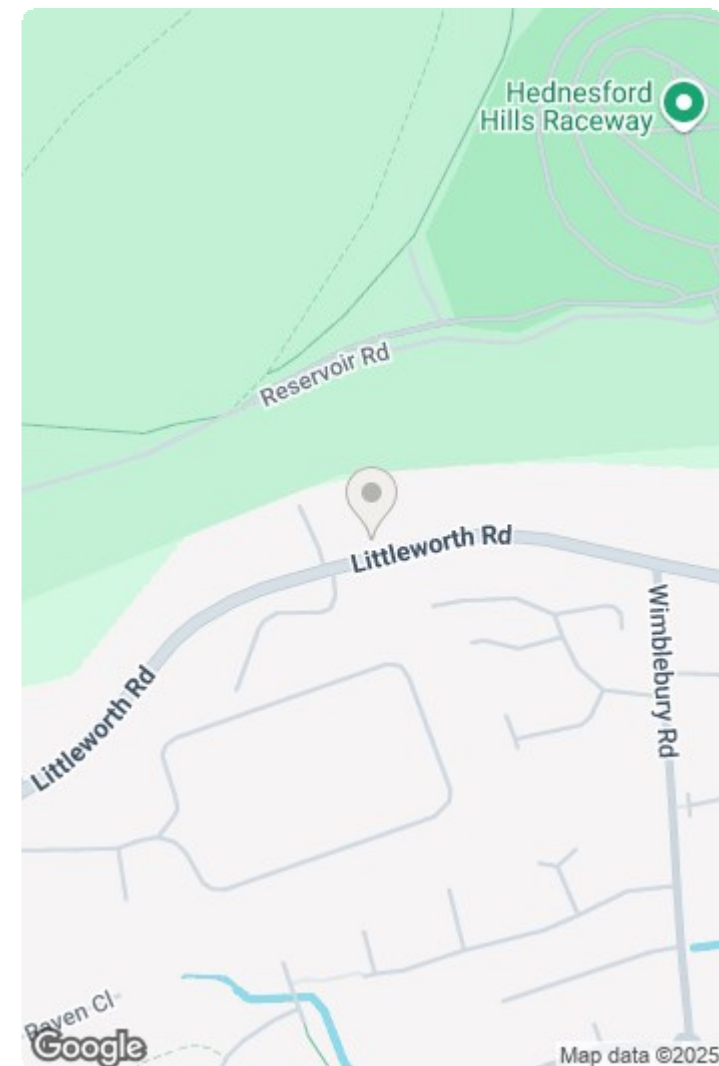
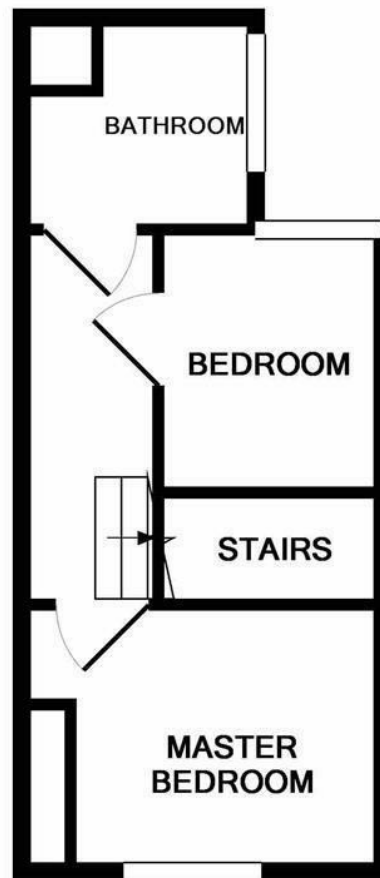
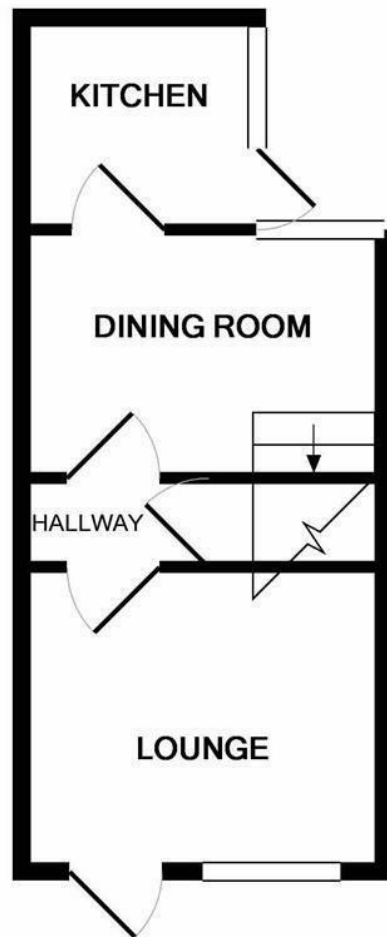
Our dedicated team is here to make the process smooth, stress-free, and successful.

We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.



**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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Energy Efficiency Rating**

Technology	Efficiency (%)	EU Directive 2009/28/EC
Very energy efficient - lower running costs	80-100	82
80-100	82	
70-80	62	
60-70	62	
50-60	62	
40-50	62	
30-40	62	
20-30	62	
10-20	62	
0-10	62	

**Environmental Impact (CO<sub>2</sub>) Rating**

Technology	CO <sub>2</sub> emissions (g/kWh)	EU Directive 2009/28/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions	0-100	82
0-100	82	
100-200	59	
200-300	59	
300-400	59	
400-500	59	
500-600	59	
600-700	59	
700-800	59	
800-900	59	
900-1000	59	

**England & Wales** | EU Directive 2009/28/EC

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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.



