

Asking Price £105,000

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

Estate Agents



**Park Street**

Cannock, Staffordshire, WS11 0BT



# Park Street, Cannock, Staffordshire WS11 0BT

Jayman offer for sale this third floor apartment located just a short distance from Cannock town centre.

The property itself is situated within close proximity to all local schools, a wide variety of amenities, commuter services and transport links.

The property also benefits from being a short distance from the beautiful and ever popular Cannock Chase forest.

In brief the property comprises; entrance hall, open plan living, two bedrooms and a family bathroom. Outside the property benefits from off road parking.

Viewing is highly recommended to appreciate what this property has to offer.

## Entrance Hall

Large double storage cupboard.

## Open Plan Living Kitchen 19'0" x 13'1".16'4" (5.8 x 4..5)

Double glazed window to the fore, radiator, ceiling lights, electric points and a TV point. Fitted wall and base units, roll top work surfaces, stainless steel sink with drainer, integrated oven, integrated hob, cooker hood, part tiled walls, ceiling light, electric points and space for a fridge and freezer.

## Bedroom One 10'5" x 9'2" (3.2 x 2.8)

Double glazed window, radiator, ceiling light, electric points, and TV point.

**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.

## Bedroom Two 9'6" x 6'6" (2.9 x 2.0)

Double glazed window, radiator, ceiling light and electric points.

## Bathroom

Suite comprising of electric shower over bath, low level w.c, pedestal sink, part tiled walls, vinyl flooring and ceiling light.

## Outside

Parking spaces available to the front of the property.

## Do You Need To Sell Or Have A Slow Moving Property

At Jayman, our award winning service can help assist in the sale of your property.

Speak to us about how our marketing can make you stand out from the crowd and take advantage of our extensive database of prequalified buyers to get you marketed within 24 hours and achieving the highest price for your property.

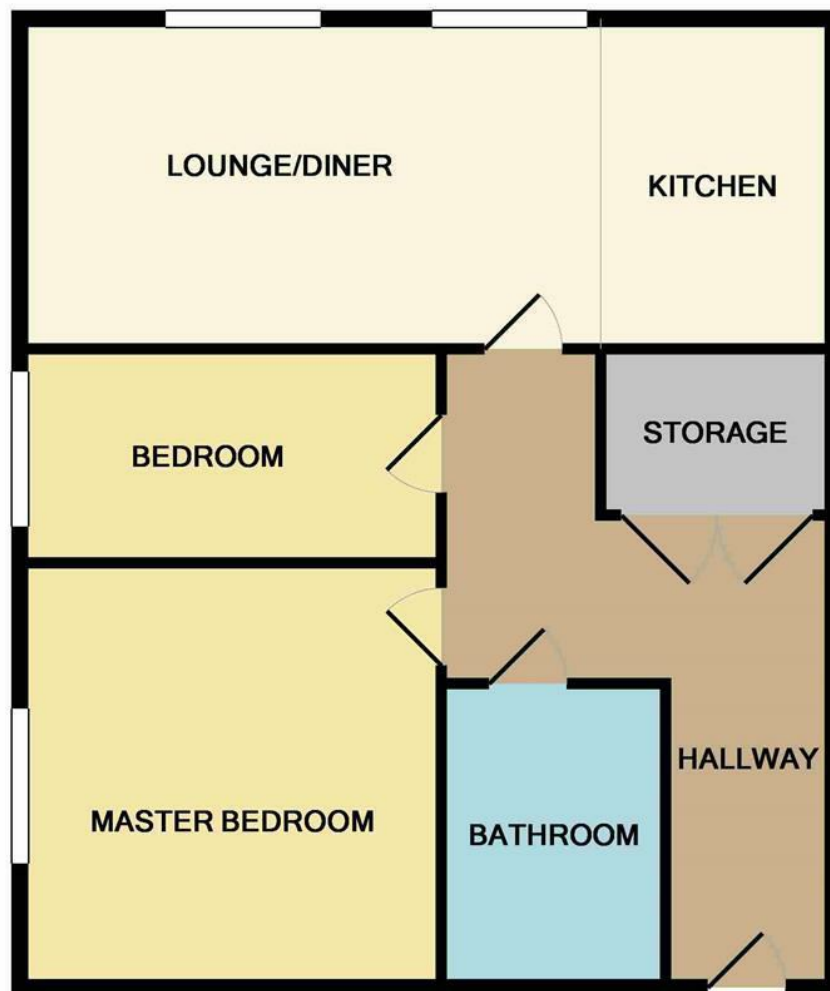
Contact us for a FREE VALUATION and advice on achieving the best price for your home. We offer a no sale no fee service with NO UPFRONT fee. 416567 for a FREE Valuation.

## Leasehold

81 years remaining on the lease.

Lease details should be confirmed by solicitors.

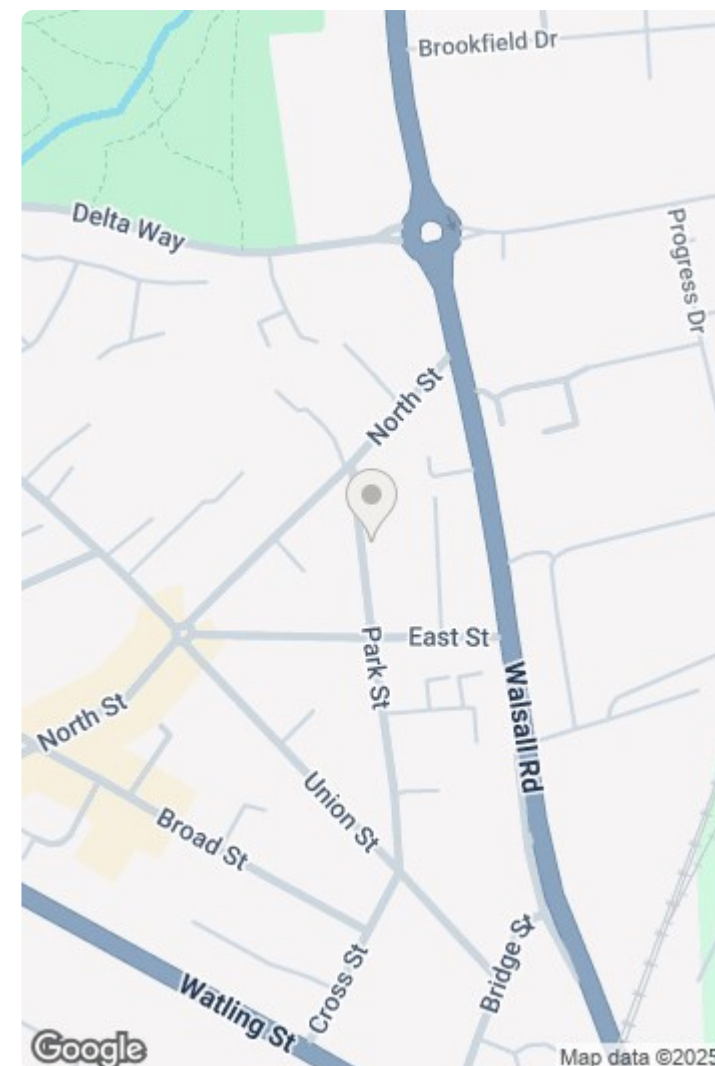




**TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 SQ.M.)**

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100 <b>A</b>			92-100 <b>A</b>		
81-91 <b>B</b>			81-91 <b>B</b>		
70-80 <b>C</b>			70-80 <b>C</b>		
59-69 <b>D</b>			59-69 <b>D</b>		
48-58 <b>E</b>			48-58 <b>E</b>		
37-47 <b>F</b>			37-47 <b>F</b>		
26-36 <b>G</b>			26-36 <b>G</b>		
Below 25 <b>G</b>			Below 25 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



