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# Trent Road, Cannock

## £199,995

### Features

- NO UPWARD CHAIN
- GOOD SIZED GARDEN TO REAR
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES

### Contact Us

**Chase Owl Estates**
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## Full Description

**Entrance Hallway**
Approached from upvc double glazed front entrance door and having ceiling light point, radiator, useful storage cupboard and upvc double glazed window to side aspect. Stairs leading to First Floor Landing.

**Lounge / Dining Room** 7.14m x 3.35m (23'5" x 11'0")
Having hardwood feature fire surround with inset gas fire on hearth. Two ceiling light points, two radiators and upvc double glazed window to front aspect. Sliding patio door to Rear Garden. Archway to Kitchen.

**Fitted Kitchen** 2.95m x 2.41m (9'8" x 7'11")
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Gas cooker, washing machine and wall mounted combination boiler. Ceiling light point, laminate flooring, radiator, useful storage cupboard and upvc double glazed window to rear aspect. Upvc door to side elevation leading to Rear Garden.

**First Floor Landing**
Approached from stairs in Hallway and having ceiling light point, loft access with ladder and upvc double glazed window to front aspect.

**Bedroom One** 3.10m x 3.00m (10'2" x 9'10")
Having ceiling light point, coving, radiator and upvc double glazed window to front aspect.

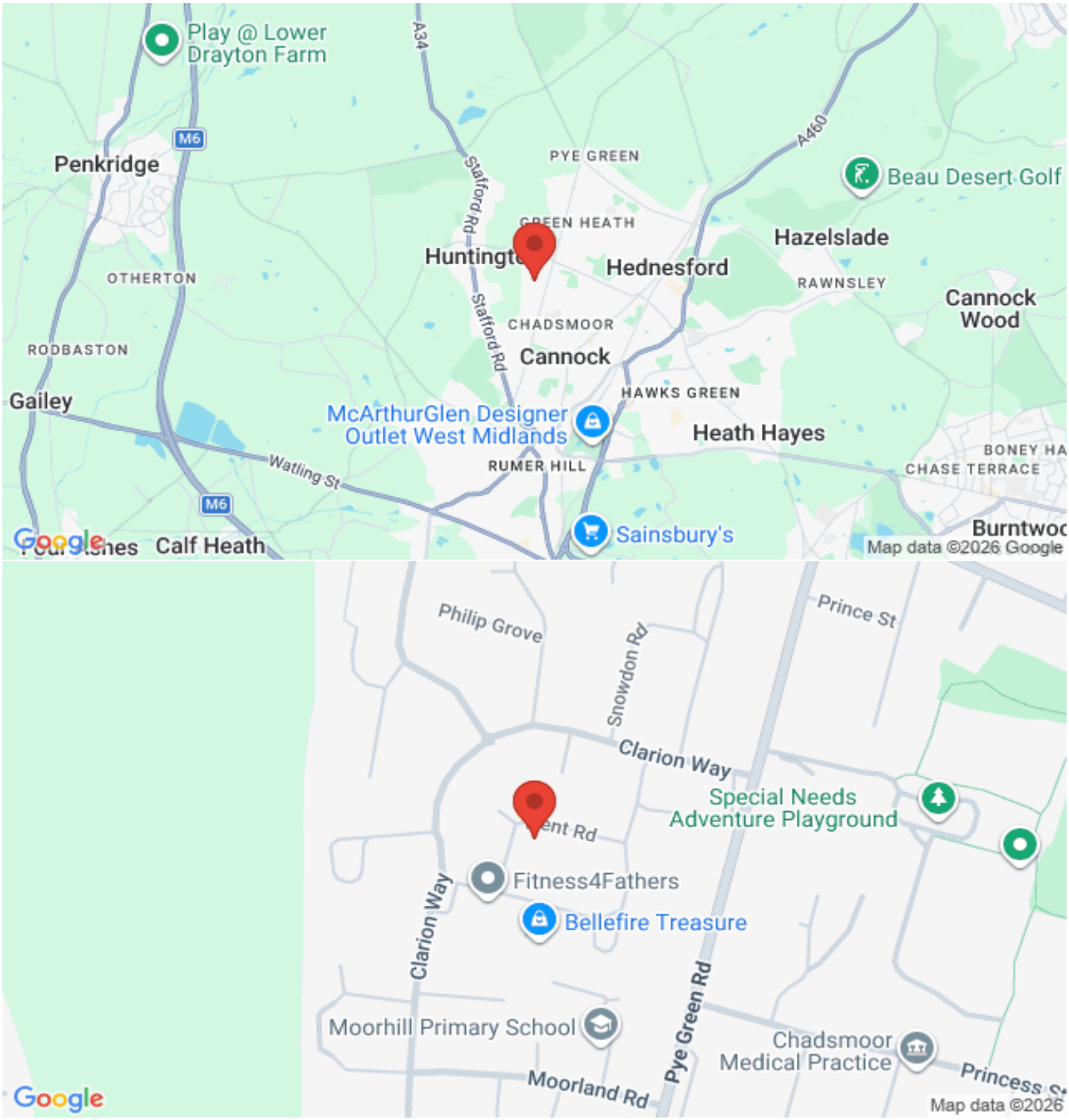
**Bedroom Two** 3.94m x 3.38m (12'11" x 11'1")
Having ceiling light point, coving, radiator and upvc double glazed window to rear aspect.

**Bedroom Three** 2.97m x 2.11m (9'9" x 6'11")
Having ceiling light point, radiator, laminate flooring and upvc double glazed window to rear aspect.

**Shower Room**
Comprising corner walk in shower unit, pedestal hand wash basin and w.c. Ceiling light point, coving, laminate flooring, part tiling to walls and two upvc double glazed windows to side aspect.

**Outside**
The front of the property having a block paved fore garden for low maintaince. A side gate leading into the good sized enclosed rear garden and this having paved patio to lawns with borders, fish pond, sheds, outside tap and OUTSIDE W.C.

**Agents Notes**
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.
Fixtures and Fittings:
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.
Money Laundering;
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

## Property Photos

## Property Location