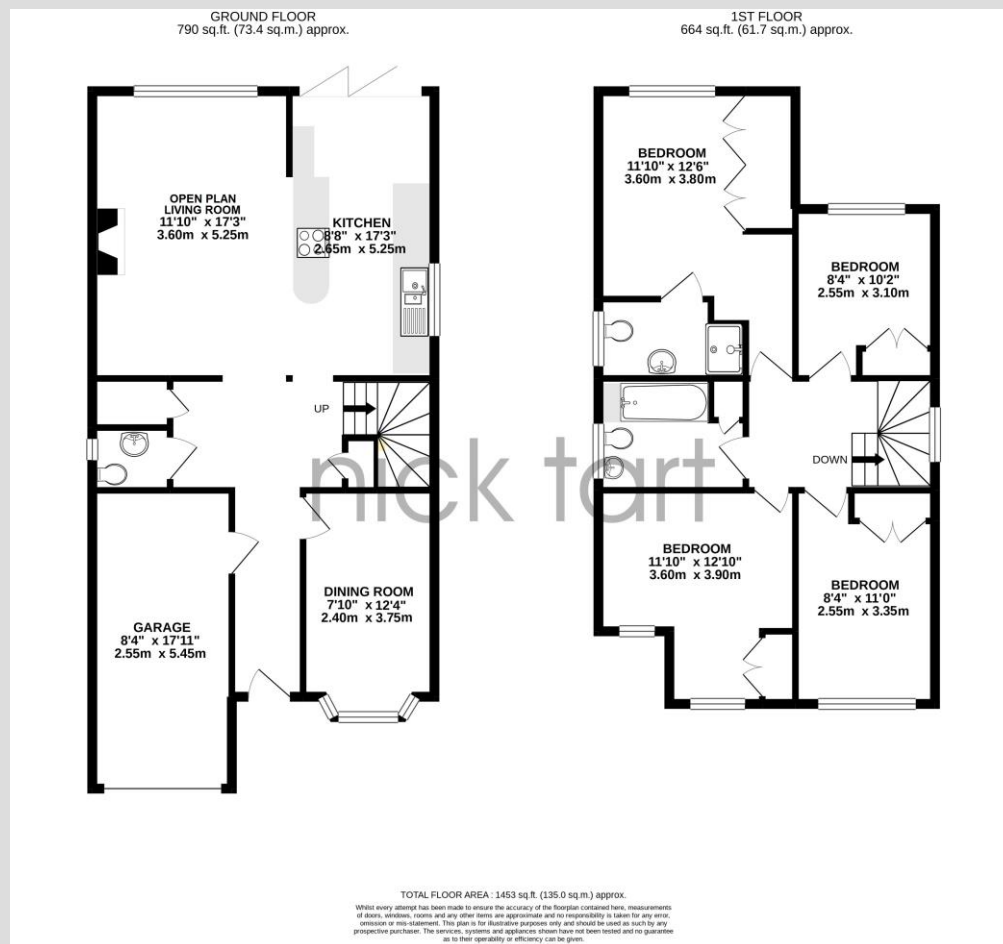




nick tart

66A Allport Road, Cannock, Staffordshire, WS11 1DY



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Originally constructed circa 2003 to a thoughtful specification the present owner has subsequently sympathetically restyled and extended the interior which now provides excellent family accommodation on two levels synonymous with present day lifestyle requirements. The property itself is conveniently situated close to Cannock town centre and the much anticipated Macarthur Glenn designer outlet which should be opening sometime this year and of course motorway connections are close by providing access to major principle cities and towns.

- Entrance Hall with fitted cloakroom
- Front facing dining room
- Open plan living room and breakfast kitchen
- Four double bedrooms with master ensuite
- Full width driveway
- Garage
- Enclosed rear garden
- EPC Rating: C70

The property itself is deceptive externally and therefore we highly recommend discerning buyers to make an early appointment to inspect the internal layout of accommodation to truly appreciate the quality of the interior presently on offer which cannot be truly appreciated from the front elevation. The accommodation which benefits from gas central heating and double glazing in further detail comprises...

Entrance Hall with access into the garage which enjoys a full width **Utility Area** with plumbing for automatic washing machine, worktop and a range of wall cabinets. **Front Facing Dining Room** with laminate flooring and double glazed walk in bay window, **fitted cloak room** with close couple WC, wash hand basin, ceramic tiled floor, and cloaks/storage cupboard with wall mounted gas central heating boiler. **Open Plan Sitting Room and Breakfast Kitchen**. **Living Room** having **feature inset cast iron style wood burner** with **oak mantle, slate hearth** and laminate flooring. **Breakfast Kitchen** having a matching suite of high gloss units comprising of composite sink unit with tiled splash backs, range of cupboards with matching beech work tops incorporating built in **Stoves, electric double oven and induction hob**, plumbing for automatic dishwasher, 'American' fridge freezer recess, range of wall cabinets, part vaulted ceiling and bi-folding doors leading into the rear garden. Stairs lead from the entrance hall to the first floor landing providing access to a **choice of four double bedrooms, Master Ensuite** and all with fitted wardrobes. **Family Bathroom** with panelled bath and shower, pedestal wash hand basin, close couple WC, heated chrome towel rail and linen cupboard.

Outside

The property is approached by a **full width 'Cotswold' stone driveway leading to an Integral Garage**. Outside the garden is not overlooked from the rear and enjoys a **full width decking area** and fitted seating leading to the **main lawn with raised sleeper beds** and surround hedging and fencing.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band E (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti-Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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