



Broad Street,
Cannock, WS11 0DA

Offers Over £150,000

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Paul Carr Estate Agents are please to present to market this tenanted traditional property in the heart of Cannock.

This well presented extended family home is briefly comprised of a Lounge, Dining Room, Kitchen and Utility on the ground floor; with two double Bedrooms and Family Bathroom on the first.

This chain free property is situated in the heart of Cannock with a graveled frontage with quarry tiles. The spacious rear garden is primarily laid to lawn with decked seating area and coal store.





Property Specification

Landlords Only - Excellent Tenant In Situ
Traditional Terraced Home In The Heart Of Cannock
Two Reception Rooms
Modern Kitchen & Adjacent Utility
Freehold Property With Zero Service Charge /
Maintenance Charges

Lounge

10' 11" x 11' 11" (3.34m x 3.62m)

Dining Room

11' 7" x 11' 11" (3.52m x 3.62m)

Kitchen

10' 3" x 6' 2" (3.12m x 1.88m)

Utility

4' 4" x 6' 2" (1.31m x 1.88m)

First Floor Landing

Bedroom One

10' 11" x 11' 11" (3.34m x 3.62m)

Bedroom Two

11' 7" x 8' 5" (3.52m x 2.57m)

Family Bathroom

9' 4" x 6' 2" (2.84m x 1.88m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: 21st March 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
Council tax band: A
Tenure: Freehold

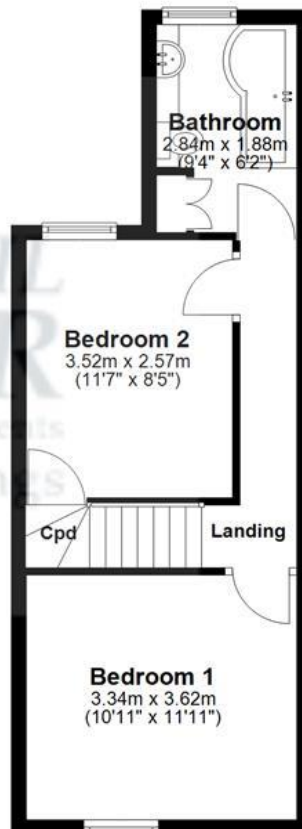
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor
Approx. 37.3 sq. metres (402.0 sq. feet)



First Floor
Approx. 33.5 sq. metres (360.6 sq. feet)



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

