



Girton Road, Cannock, WS11 0EB

£285,000

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Paul Carr Estate Agents are delighted to bring to market this superbly presented three bedroom detached property bursting with character and potential and located in the sought after market town of Cannock.

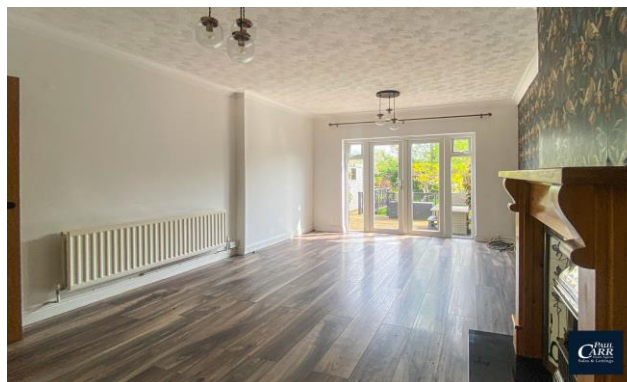
An internal inspection reveals a welcoming entrance hall, beautiful dining room, spacious through lounge perfect for entertaining guests, modern style kitchen, useful utility room and completing the ground floor is the guest cloakroom.

Stairs lead to the first floor where the property boasts three excellent bedrooms, a family bathroom and versatile loft room perfect for office space.

Outside is a well matured and privately enclosed rear garden with a decked area, lawned area, outside shed/garage and its very own air raid shelter!!

It is worth noting that the property also falls near to great schools, easily accessible transport links and the McArthur Glen shopping complex.

Do not miss your chance to view this wonderful property.





Property Specification

BEAUTIFUL FAMILY HOME
THREE BEDROOMS
CHARACTER FEATURES
TWO RECEPTION ROOMS
LARGE THROUGH LOUNGE

Porch

Hallway

WC

Dining Room 3.82m (12'6") max x 3.71m (12'2")

Living Room 5.67m (18'7") x 3.71m (12'2")

Kitchen 3.93m (12'11") x 2.24m (7'4")

Lobby

Utility Room 2.63m (8'8") x 2.27m (7'5")

Landing

Bedroom 1 3.84m (12'7") x 3.71m (12'2")

Bedroom 2 3.84m (12'7") x 3.71m (12'2")

Bedroom 3 2.41m (7'11") x 2.17m (7'1")

Bathroom

Loft Room 4.50m (14'9") x 3.48m (11'5") plus 0.09m (0'4") x 0.09m (0'4")

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:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

