



Blake Close, Cannock, WS11 5UB

£180,000



# Hednesford

£180,000



**\*\*MODERN SEMI-DETACHED HOUSE CLOSE TO CANNOCK TOWN CENTRE PERFECT FOR FIRST TIME BUYERS AND AN EXCELLENT BUY-TO-LET INVESTMENT\*\* GARAGE & CONSERVATORY\*\***

Paul Carr Estate Agents are pleased to market this very well presented two-bedroom semi-detached property with off road parking and a garage located close to facilities in Cannock, Hednesford Train Station and shopping at the McArthur Glen Designer Outlet.

Located in a modern development with Cannock Chase on your doorstep this ideal starter home has recently been upgraded with a new composite front door, newly fitted carpets, a new ground floor WC, newly fitted bathroom and new electric heating throughout.

In addition, the property has a fitted kitchen, a conservatory, lounge and two bedrooms.

To the outside is a good sized and private rear garden with side gated access to the driveway and single garage.

Viewings available via Paul Carr Cannock so call us today to arrange an appointment to view.





## Property Specification

PERFECT STARTER HOME  
EXCELLENT BUY-TO-LET  
RECENTLY UPGRADED BATHROOM & WC  
NEW CARPETS  
CONSERVATORY

Storm Porch

Hallway

WC

Kitchen 2.79m (9'2") x 1.96m (6'5")

Lounge 4.30m (14'1") max x 3.83m (12'7")

Conservatory

Landing

Bedroom 1 3.83m (12'7") max x 2.60m (8'6")

Bedroom 2 3.31m (10'10") x 2.69m (8'10")

Bathroom

### 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: 13th May 2023

### Viewer's Note:

Services connected: Electric, Drainage, Water

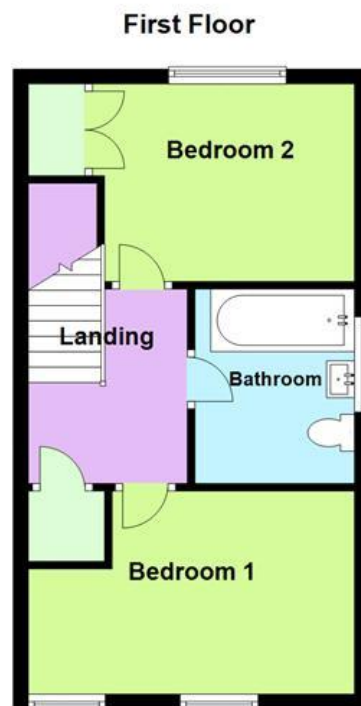
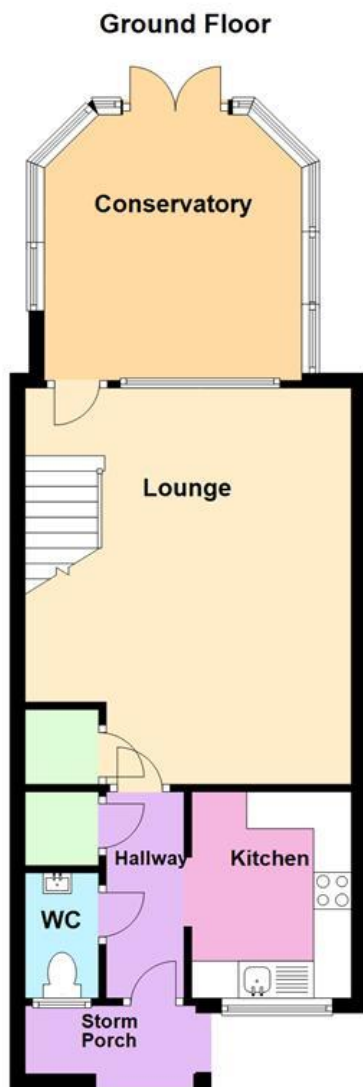
Council tax band: B

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		77C
55-68	D		
39-54	E		
21-38	F	35F	
1-20	G		

## Map Location

