

2 Bed Semi-Detached In Elizabeth Road , Cannock, WS11 4RE

£63,000





SHORT DESCRIPTION

Property Ref: 14747 Charming Family Home on Elizabeth Road - Where Comfort Meets Convenience Nestled in the heart of a friendly and well-established neighborhood, this delightful home on Elizabeth Road, Cannock, offers the perfect opportunity for growing families, singles or first-time buyers to acquire a 30% ownership of a modern, stylish home, located in the sought-after WS11 postcode, close to Cannock Chase. The property benefits from Upvc double glazing, gas central heating, with off road parking adjacent. It briefly comprises an entrance hall, kitchen, lounge and guest WC on the ground floor. On the first floor are two very good sized bedrooms and a modern family bathroom. To the front is parking and to the rear is an enclosed garden with a spacious summer house / bar / workshop and shed. Hallway: Light and airy space, with two generous sized storage cupboards and access to kitchen, lounge and separate WC. Kitchen: To the front of the property, a modern kitchen offering a range of fitted cupboards, gas oven and hob and space for fridge freezer and washing machine. Lounge: To the rear of the property, a light and well proportioned room, offering access to the garden and summer house Bedroom One: To the rear of the property, a spacious comfortable master bedroom Bedroom Two: To the front of the property, equally well proportioned double bedroom Bathroom: Good sized family bathroom comprising, WC, pedestal wash hand basin, bath with electric shower over and shaving point with additional lighting. Garden: Fully enclosed, with patio, small area laid to artificial grass, large summer house, garden shed and gated access to front of property. Situated just a stone's throw from Cannock's town centre, highly regarded local schools, and excellent transport links — including easy access to the M6 and M6 Toll — this home ticks all the right boxes for convenience and lifestyle. Key Features: Bright and spacious living areas Enclosed rear garden and large summer house Well-appointed kitchen and bathroom Off-road parking, including a visitors space Close to shops, schools, and major commuter routes Whether you're looking for a peaceful place to settle in a popular family area, this property on Elizabeth Road is a must-see..... Property Type: Semi-detached Full selling price: £210000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 30% Share price: £63000.00 Monthly rent based on 30% share: £247.64 Staircasing allowable: Yes Remaining lease (In Year): 113 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £368.88 Council tax band: B EPC rating: C Possession of the property: Occupied

2

Bed Room(s)

2

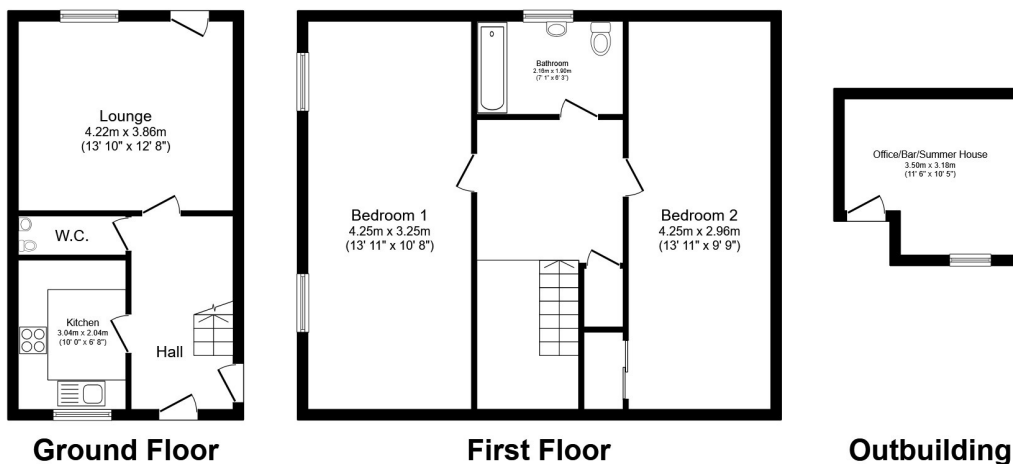
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 119.0 sq.m. (1,281 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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