



Cannock office: Telephone: 01543 62 44 00 E-mail: [info@flintandco.com](mailto:info@flintandco.com)

**Client Approval**

I/We have checked these Sales Particulars and find them to be an accurate reflection of the property & any fixtures & fittings included. I/We will provide details should any material changes take place in the future.

Signed.....

Signed.....

Dated.....

  
**flint & co**

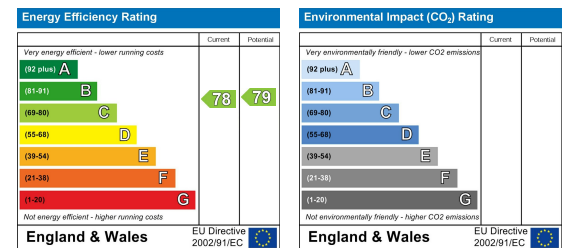
[flintandco.com](http://flintandco.com) 01543 624400



**Flat 6, 1 Manderley House, Sandy Lane, Cannock, WS11 1RD**

**Offers in the region of £229,950**





A stunning executive first floor apartment in an exclusive development, situated in the sought after area of Shoal Hill Common.

The property benefits from having many upgraded features such as a built in home audio system throughout, modern open plan living with communicating fitted kitchen with granite effect work surfaces, built in appliances, secure gated off road parking, modern 'Antico style' wooden flooring throughout. This property benefits from two bedrooms, two bathrooms and boasts luxury living throughout. What more could you want being a stones throw away from all amenities.

\*\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\*\*NO UPWARD CHAIN\*\*\*\*\*  
\*\*\*\* VIRTUAL TOUR AVAILABLE UPON REQUEST \*\*\*\*

### Points of Interest

- Secure Gated Entrance
- Fully fitted upgraded kitchen
- Home audio sound system
- Modern fitted En-suite
- Viewing Highly recommended
- Secure off road parking
- Modern open plan living
- Modern fitted bathroom
- Exclusive development
- NO CHAIN

**Agents 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 dimension 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.

Council tax band: D Tenure:

