

Littleworth Road

Cannock, WS12 1JA



A well presented end of terraced character home offered to the market with no onward chain having off road parking to the rear.

£185,000



John German

Offered to the market with no upward chain, this well presented and recently modernised three bedroom end of terraced property is situated in popular location being close to all local amenities. For local schooling this property falls into the catchment area for Hazel Slade Primary Academy and for secondary education, the house falls within the catchment area of Kingsmead Academy. For those who enjoy outdoor exercise, there is Hednesford Hills Local Nature Reserve situated just behind the property and Cannock Chase is just a short drive away.

Internally, the property comprises of entrance door opening into the welcoming dining room having laminate flooring, a feature fireplace and a uPVC double glazed window to the front. There is a small inner hall with a useful storage cupboard and access into the lounge which has uPVC double glazed windows to the rear and side aspect, electric feature fire and a door leading to stairs. Next is the recently re-fitted kitchen having a stylish range of white gloss wall and base units with laminate worksurfaces over, integrated electric fan oven and extractor hood. There is space for a freestanding fridge freezer, a UPVC double glazed window to the side aspect, a door to the rear garden and access into the guest cloakroom/utility room.

From the lounge there is a door to the stairs which lead to the first floor. The master bedroom has two uPVC glazed windows to the front aspect, carpeted flooring and a storage cupboard which is currently being used as a wardrobe. There are a further two bedrooms both of which are singles offering potential as a nursery or dressing room. The bathroom is fitted with a white suite including a bath with mains shower over.

Externally, there is a tidy and well-maintained rear courtyard with outdoor storage. A gate provides access to a further area ideal for off-road parking.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: Parking at area

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

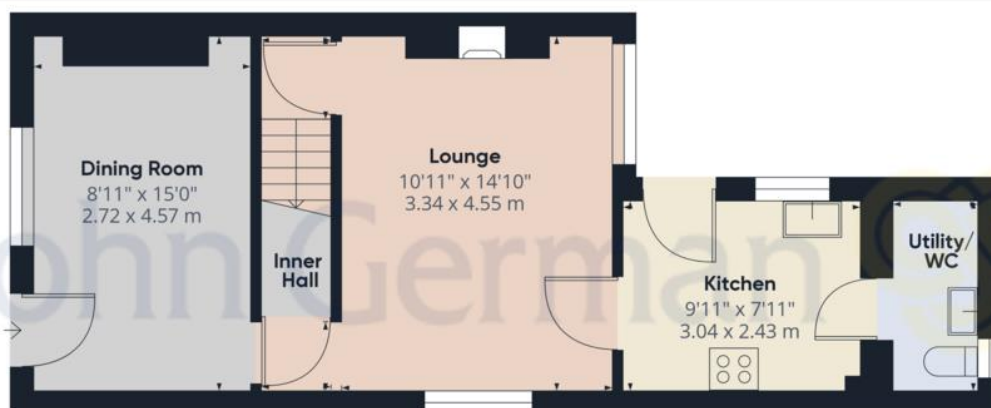
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Cannock Chase District Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11042024

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Ground Floor



Floor 1

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Approximate total area[®]
808.47 ft²
75.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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