



Keable Homes Ltd  
Sales & Lettings



- Two bedrooms
- Ideal first home
- Private location
- Close to commuter links

34 Knights Court, Cannock, Staffs, WS11 9PT

£130,000

Keable Homes present this two bedroom property, in a private location, near Cannock. The property has no rear garden as this is a back-to-back property – but it does have a fenced area at the front, laid to lawn, providing some outside space. Nestled in the corner of a quiet road, with excellent nearby commuter links and good local schools, this property is ideal as a well priced first home or as a development opportunity.



## Property Description

### ENTRANCE HALL

(1.07m x 1.21m) Entered via a wooden front door, the hallway has laminate flooring and provides access to the property.

### KITCHEN (1.72m x 3.56m)

The Kitchen which is accessed from the entrance hallway, comprises a uPVC window looking out to the front of the property, tile effect vinyl flooring, fitted wall and base units, a stainless-steel sink with tiles surrounding water permeable areas, a large radiator and a built-in cooker.

### LIVING ROOM (4.51m x 4.29m)

Entry to the living room is gained via the entrance hall of the property. The living room has a large uPVC window providing plenty of light, laminate flooring, a fireplace and radiator and provides access to the stairs.

### STAIRS & LANDING

The Stairs are accessed from the Living Room and lead to the landing area, providing access to the first floor of the property. The stairs and landing are carpeted.

### BATHROOM (1.76m x 1.86m)

The bathroom has vinyl flooring and is half tiled. It comprises a bath with shower head attachment, a sink, WC and radiator.

### BEDROOM ONE (2.78m x 3.32m)

Bedroom one comprises carpeted flooring, fitted wardrobes with sliding mirrored doors and a UPVC window with views to the front of the property. There is also additional cupboard space for storage within the airing cupboard in this room.

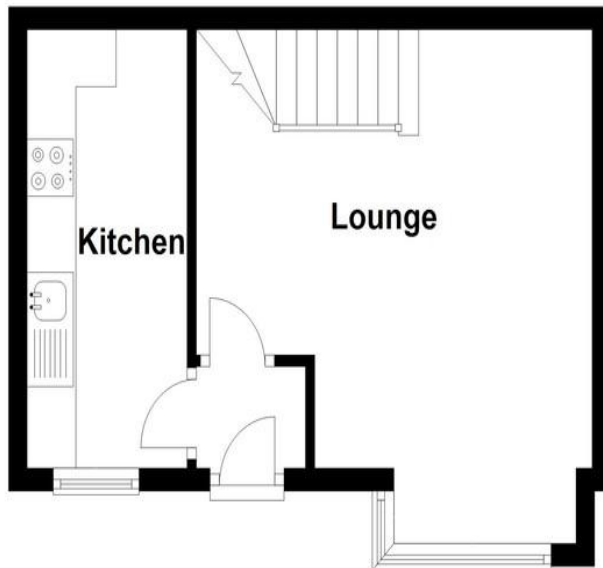
### BEDROOM TWO (2.99m x 3.54m)

Bedroom two has carpeted flooring, uPVC, double-glazed window looking out to the front of the property and a radiator.



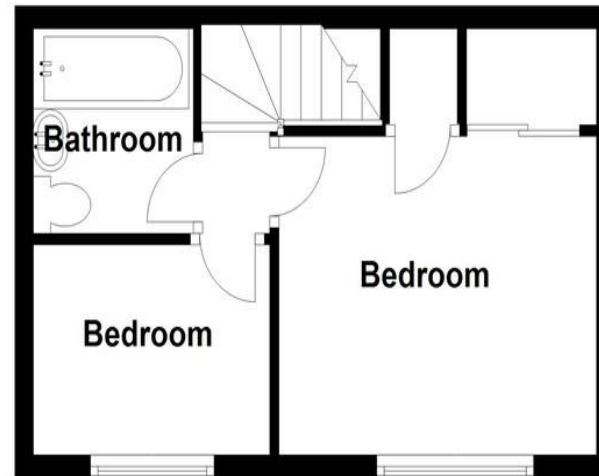
### Knights Court

Approx. 24.7 sq. metres (265.8 sq. feet)

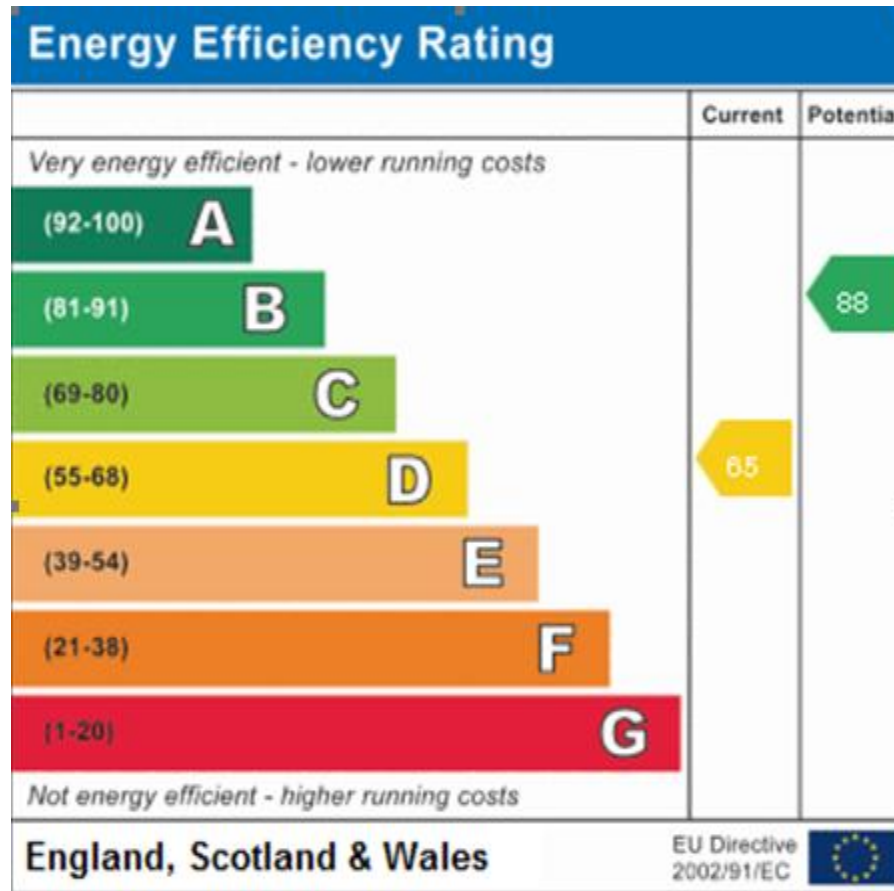


### First Floor

Approx. 22.8 sq. metres (245.5 sq. feet)



Total area: approx. 47.5 sq. metres (511.3 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.