



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS

44 MOSS STREET, CHADSMOOR, CANNOCK, WS11 6DE

£180,000





Chariot Estates agents are pleased to bring to the market this traditional three bedroom semi-detached property. In need of improvement and offered with no onward chain the property briefly comprises of an entrance hallway, two reception rooms, kitchen, three bedrooms, wet room, great sized rear garden and off road parking.

Situated within Cannock the property is within easy reach to the facilities offered within the Town as well as useful road links to the A5 and the M6.

Set off away from the road there is a good sized driveway which provides off road parking with gated access to the rear and entrance via an open porch and a double glazed door into:

#### **ENTRANCE HALLWAY:**

Having a radiator, stairs up to the first floor accommodation, useful under stair storage cupboard and doors to the two reception rooms and an opening to the kitchen.



#### **FRONT RECEPTION ROOM:**

4.54m x 3.31m Having a double glazed bay window to fore, radiator and a gas fire.

#### **REAR RECEPTION ROOM:**

3.94m x 3.32m Having a radiator, gas fire and patio doors that open out to the rear garden.



#### **KITCHEN:**

2.71m x 2.13m Having wall mounted and base units, space for appliances, sink and drainer, double glazed

window to the side, radiator and a door out to the rear garden.

#### **LANDING:**

Having a double glazed window to the side, loft access and doors to:

#### **BEDROOM ONE:**

3.88m x 3.32m Having a radiator and a double glazed window to fore.

#### **BEDROOM TWO:**

3.62m x 3.30m Having a radiator and a double glazed window to the rear.

#### **BEDROOM THREE:**

2.44m x 2.14m Having a radiator and a double glazed window to fore.

#### **WET ROOM:**

Having a shower, wash hand basin, low level flush W.C, airing cupboard that houses the Worcester boiler, radiator and a double glazed window to the rear.

#### **REAR GARDEN:**

Having a patio area, brick built storage cupboard, great sized lawn fence panelling and gated access to fore.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

**EPC: D**

**COUNCIL TAX: B**



#### **VIEWING:**

Strictly via Chariot Estates on 01543 68 68 77

**TENURE: Freehold**

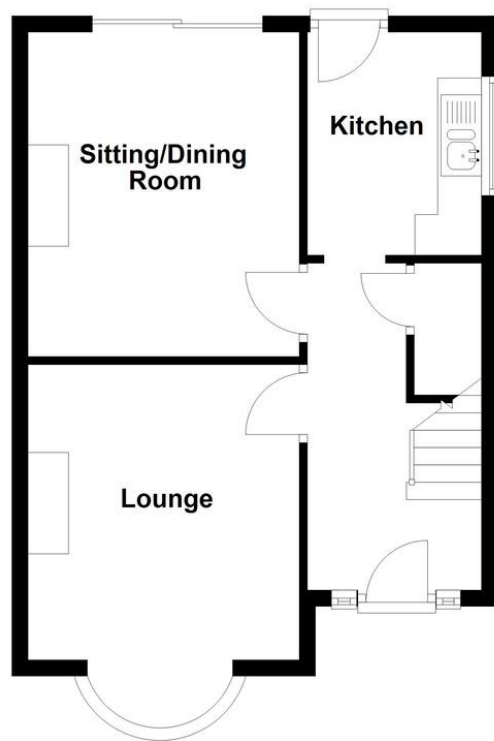
**E-MAIL: [burntwood@chariotestates.co.uk](mailto:burntwood@chariotestates.co.uk)**

**WEBSITE: [www.chariotestates.co.uk](http://www.chariotestates.co.uk)**



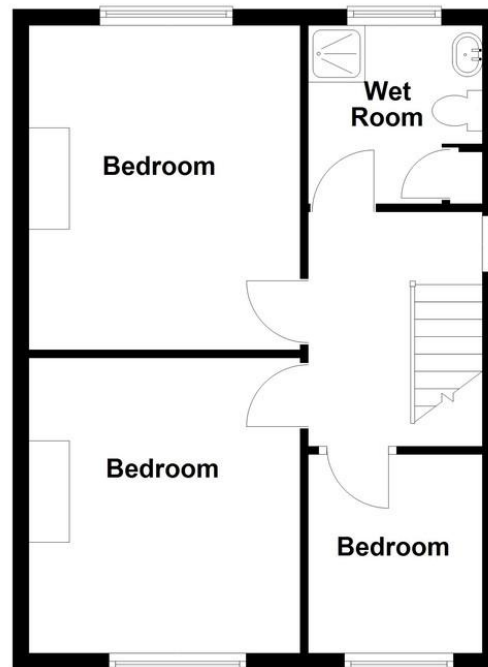
## Moss Street

Approx. 41.8 sq. metres (450.4 sq. feet)



## First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



Total area: approx. 84.9 sq. metres (913.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		