



**186 OLD FALLOW ROAD,
CANNOCK, WS11 5QW
£146,950 : FREEHOLD**

**IMPROVED WELL EQUIPPED THREE BEDROOMED INTERWAR SEMI DETACHED HOUSE
CONVENIENTLY LOCATED FOR FACILITIES AT CANNOCK TOWN CENTRE**

- ❖ Entrance Lobby
- ❖ Reception Hall
- ❖ Lounge
- ❖ Dining Room
- ❖ Refitted Kitchen
- ❖ Rear Lobby
- ❖ Cloakroom with WC

- Landing ❖
- Three Bedrooms ❖
- Refitted Bathroom ❖
- Possible Garage Space ❖
- Gardens ❖
- Gas Fired Central Heating ❖
- Fully Double Glazed ❖

❖ Inspection Recommended ❖

THESE SALE PARTICULARS SHOULD BE READ IN CONJUNCTION WITH THE FORMAL NOTICES BELOW



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186 Old Fallow Road, Cannock

All measurements given are approximate and for guidance purposes only
All photographs have been taken with an extra wide angle lens.

ON THE GROUND FLOOR

ENCLOSED PORCH - with quarry tiled floor, courtesy light, arched UPVC double glazed access doors and panelled leaded light stained glass access door with side leaded light stained glass window leading to

RECEPTION HALL - with radiator, coved ceiling, picture rail, telephone point and storage cupboard having UPVC double glazed window, courtesy light and power point.

LOUNGE - 10ft 4ins x 13ft 4ins (3.15m x 4.05m) with UPVC double glazed French windows to rear garden, coved ceiling and radiator.



DINING ROOM - 9ft 10ins to 11ft 0ins x 11ft 5ins to 13ft 3ins (3.00m to 3.35m x 3.48m to 3.48m) overall into UPVC double glazed bay window and recesses with cast fire surround having black granite hearth and open fire, two wall light points, coved ceiling and double radiator.



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PART TILED REFITTED KITCHEN - 5ft 8ins to 6ft 11ins x 9ft 9ins (1.73m to 2.11m x 2.97m) overall into recesses with base units, laminate working surfaces, wall cupboard, glazed display cabinet, inset stainless steel sink having mixer taps, electric built-in oven, gas hob, oven hood, plumbing for automatic washing machine, UPVC double glazed window, coved ceiling, down lighters and power points.



REAR ENTRANCE LOBBY - with UPVC double glazed access door and storage cupboard off having courtesy light.

HALF TILED TOILET - with low flush WC

ON THE FIRST FLOOR

LANDING - with UPVC double glazed window and coved ceiling.

BEDROOM ONE - 9ft 4ins to 10ft 7ins x 13ft 6ins (2.85m to 3.23m x 4.11m) overall into recesses with UPVC double glazed window, coved ceiling and double radiator.



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BEDROOM TWO - 9ft 10ins to 11ft 1ins x 11ft 6ins (3.00m to 3.38m x 3.51m) overall into recesses with UPVC double glazed window, coved ceiling and double radiator.



BEDROOM THREE - 6ft 5ins x 6ft 10ins (1.96m x 2.08m) with coved ceiling and UPVC double glazed window.

HALF TILED REFITTED BATHROOM - 5ft 8ins to 6ft 11ins x 8ft 8ins (1.73m to 2.11m x 2.64m) overall into recesses with white/chrome suite incorporating panelled bath having side mounted mixer taps, hand basin having mixer taps, low flush WC, radiator, coved ceiling, UPVC double glazed window, airing cupboard having Worcester combination condensing central heating unit and ceramic tiled floor.



OUTSIDE

The property is approached via a tarmac driveway with parking area and has side gated tarmac drive which is approximately 10ft 0ins (3.05m) wide and provides space for the erection of garage subject to planning permission being obtained.

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GARDENS - incorporate lawns, ornamental shrubs, decorative gravelled areas and the rear garden is enclosed with close board fencing/screen hedging.

There are electric lights, cold water tap and power points located to the outside of the main building.

GAS FIRED CENTRAL HEATING – is installed, controlled by the Worcester combination condensing central heating unit located in the airing cupboard off the bathroom, which also provides domestic hot water.

ALL MAINS SERVICES - are available.

TENURE - We have been advised by the Vendor that the property is Freehold. We have not been able to confirm this by reference to the Title Deeds and this therefore will be verified by the Vendor's Solicitors during pre-contract enquiries.

COUNCIL TAX BAND - B

VIEWING BY PRIOR APPOINTMENT - arranged with the Agents at their Cannock Office.

VACANT POSSESSION WILL BE GIVEN UPON COMPLETION OF THE PURCHASE

PROPERTY MISDESCRIPTIONS ACT 1991.

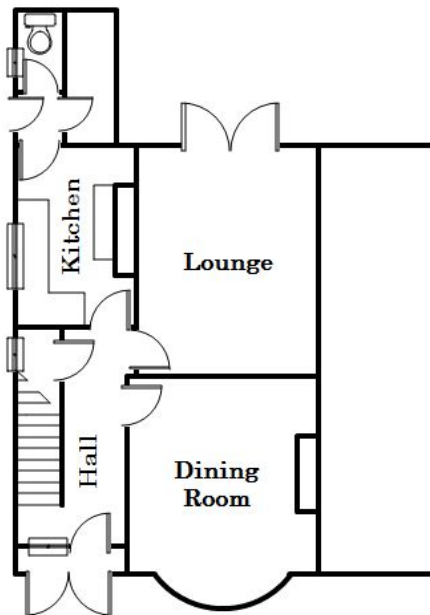
Please note that these particulars have been prepared by us on the basis of information provided to us by our Client. The gas or electric heaters and other gas or electric appliances which are mentioned in these details have not been tested by us as we are not qualified to do so.

Purchasers are, therefore, advised to undertake their own tests should they consider this necessary. No Warranty given.

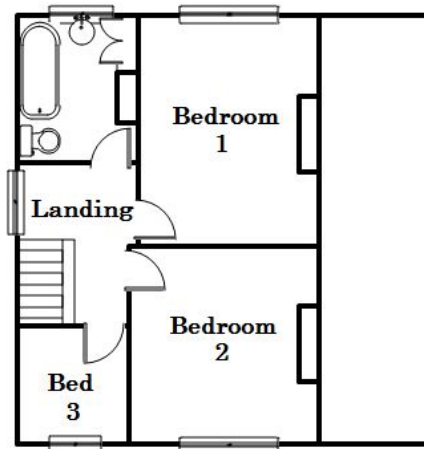
NOTICE: Boot And Son for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Boot and Son has any authority to make or give any representation or warranty whatsoever in relation to this property.

PTS/5411/RWBL/DG/17062016



Ground Floor



First Floor

Energy Performance Certificate



186, Old Fallow Road, CANNOCK, WS11 5QW

Dwelling type: Semi-detached house
 Date of assessment: 14 December 2012
 Date of certificate: 14 December 2012

Reference number: 8052-7822-0039-8344-0996
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 90 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,943
Over 3 years you could save	£ 624

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 2,607 over 3 years	£ 1,983 over 3 years	
Hot Water	£ 144 over 3 years	£ 144 over 3 years	
Totals	£ 2,943	£ 2,319	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>56</p>	<p>75</p>

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 495	
2 Floor Insulation	£800 - £1,200	£ 129	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 693	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.