

Boston Close, Cannock, Staffordshire WS12 2SZ

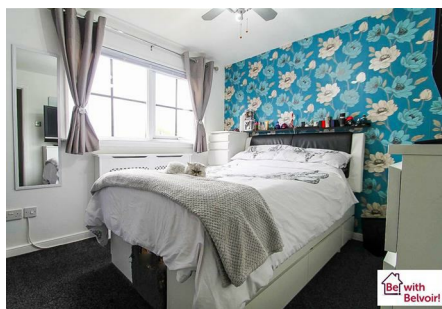
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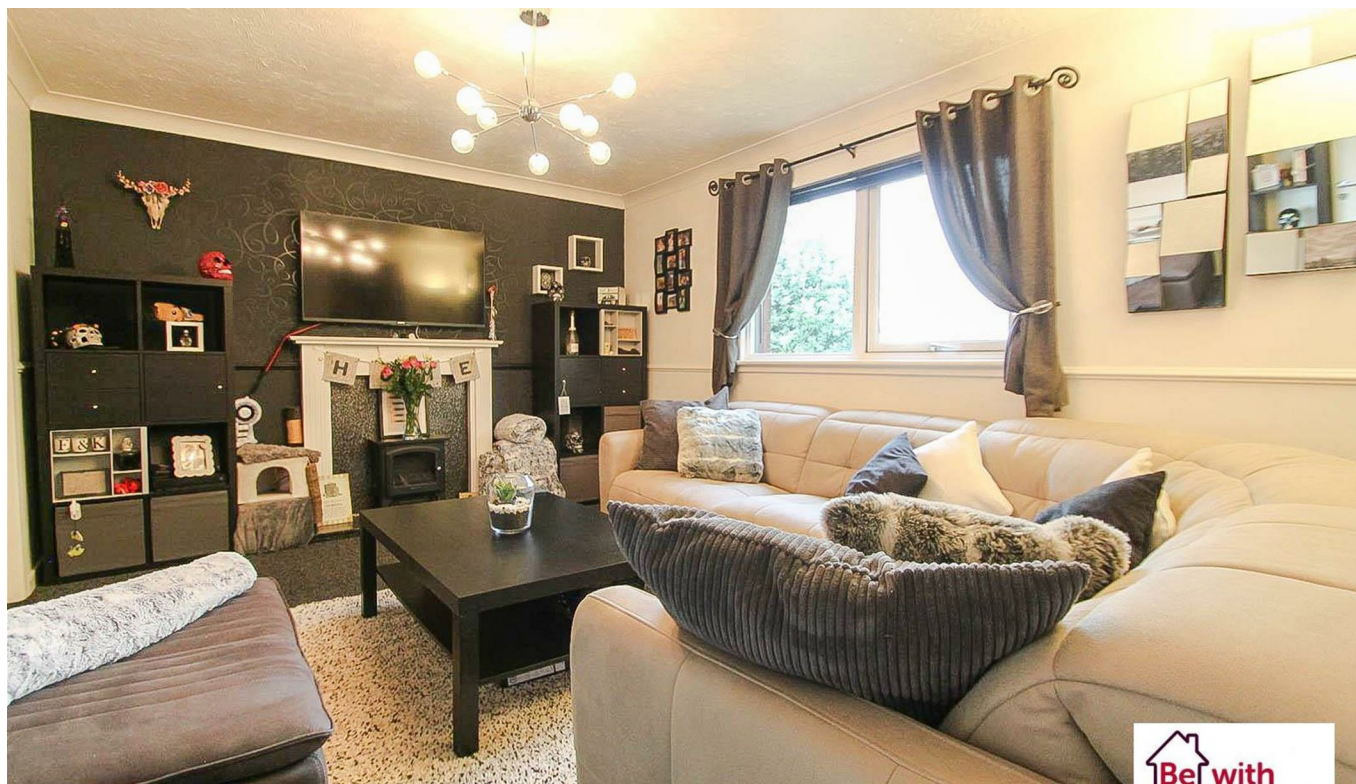
**Be sold
with Belvoir!**

Offers In The Region Of £85,000 Leasehold



Belvoir are delighted to be presenting to market this wonderful first floor flat in a hugely popular residential area sat in a quiet cul de sac. The home has been kept immaculately and briefly benefits from an entrance hallway, stairs to first floor, a spacious lounge, kitchen, bedroom, bathroom and plentiful storage spaces throughout. The property would be an absolutely perfect first time purchase or investment buy offering a

high yield. The property sits close to local amenities, schools and transport links with the Hednesford Road just around the corner. A real must see!



Hallway

With storage space for coats and shoes whilst leading to stairs.

First Floor Landing

Providing access to storage space, lounge, bedroom and bathroom.

Lounge

14'10 x 11'7

A really generous living space overlooking the property rear via a double glazed window with a feature fireplace to side and access to kitchen.

Kitchen

7'2 x 10'0

With a range of wall and base units, roll top work surfaces, hand sink basin with drainer, space for relevant kitchen appliances with plentiful sockets and plumbing to accommodate. A double glazed window to the property front with tiled flooring and part tiled walls to splashback.

Bedroom

9'1 x 11'0

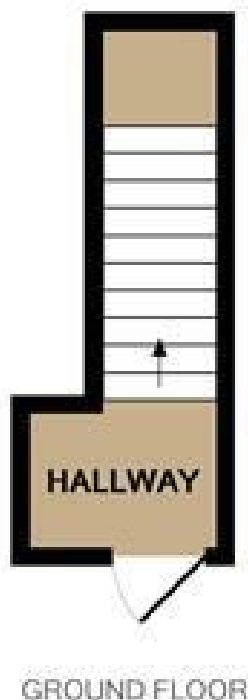
A well proportioned bedroom overlooking the property front via a double glazed window with a built in wardrobe.

Bathroom

With a low level flush WC, hand sink basin, electric bath/shower unit with a frosted double glazed window to rear with part tiled walls.

Disclosure

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £300.00, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to Ashley James solicitors. We may receive a fee of £240.00, if you use their services.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	