



Forge Close, Churchbridge, Cannock, WS11 8JJ

Offers Over £225,000

# Churchbridge

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Forge Close is a three-storey modern town house located in the highly desirable Churchbridge area within easy reach of Cannock town centre, Great Wyrley village and reputable schools for all ages.

To the ground floor is an entrance hall with a guest cloakroom, a fitted kitchen with space for appliances and a good-sized lounge/dining room with French doors leading out to the rear garden.

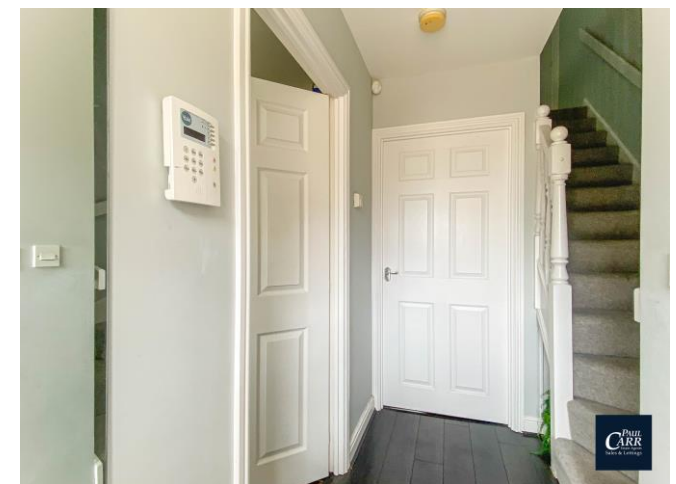
To the first floor are two bedrooms and the family bathroom.

The top floor has a generous main bedroom with ample storage and an en-suite shower room.

To the outside there is parking for two vehicles at the front and to the rear is a low maintenance, enclosed garden with a decked area ideal for outside dining. A gated walkway at the rear leads out to the front of the property.

This very well presented and spacious property would ideally suit first time buyers and growing families and is ideally located to take advantage of excellent transport links, the McArthur Glen Designer outlet and a host of shops and amenities in Cannock.

Contact Paul Carr to arrange a viewing today!





## Property Specification

Very Well Presented Family Home  
 Three-Storey Town House  
 Parking to the Front  
 Family Friendly Rear Garden  
 Sought After Location

Entrance Hall

WC

Kitchen

2.91m (9'6") x 1.86m (6'1")

Living Room

5.23m (17'2") x 3.87m (12'8")

First Floor Landing

Bedroom 2

3.87m (12'8") max x 2.50m (8'2")

Bedroom 3

2.86m (9'5") x 1.90m (6'3")

Bathroom

Second Floor Landing

Bedroom 1

3.87m (12'8") x 3.25m (10'8")

En-suite

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
 Came on the market: 3rd August 2023

### Viewer's Note:

Services connected: Mains, Electric, Water, Gas

Council tax band: C

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

