



Rowan Croft, Cannock, WS11 0EH, £29,995

A one bedrooms apartment located in a convenient location close to the town centre and local amenities. Set in a residential development for the over 55s this property would be ideal for anyone looking to downsize.

- 50% Shared Ownership
- 55s & Over
- One Bedroom
- Communal Facilities
- Close To Town Centre
- Double Glazed

The accommodation comprises:-

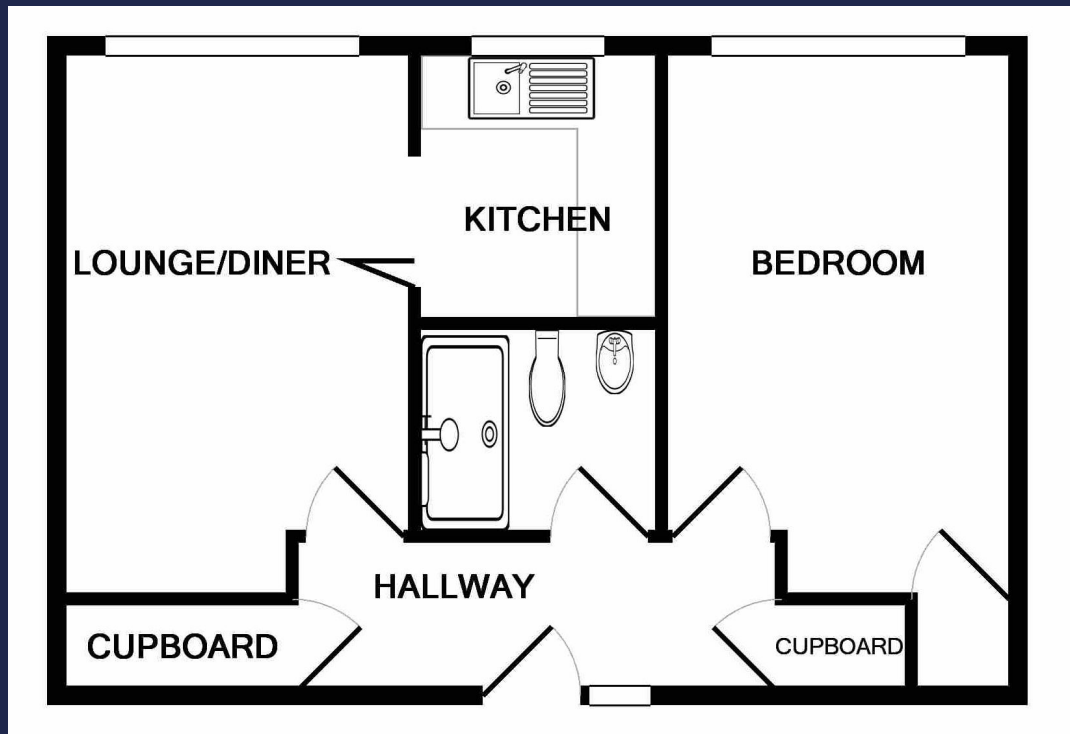
Lounge Diner, Kitchen, Shower Room and One Bedrooms.

Tenure:- Leasehold

Council Tax Band A

Services:- Mains water, mains drainage , mains electric.





TENURE - We have been advised by the Vendor that the property is Leasehold 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.

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

VACANT POSSESSION WILL BE GIVEN UPON COMPLETION OF THE PURCHASE

Upon a receipt of an accepted offer to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Proceeds of Crime Act 2002 and The Terrorism Act 2000, we are duty bound to carry out due diligence on all purchaser to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes.

A record of the search will be retained.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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/

Boot & Son
Chartered Surveyors Est 1919

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

