



Ascot Drive, Cannock

£210,000



Features

- WELL PRESENTED THROUGHOUT
- PERFECT FOR FIRST TIME BUYERS
- SOUGHT AFTER LOCATION, CLOSE TO LOCAL AMENITIES
- READY TO MOVE IN WITH NO UPWARD CHAIN

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached via upvc double glazed front entrance door and having ceiling light point, coving, radiator and stairs leading to First Floor Landing.

Lounge 4.47m x 3.63m (14'8" x 11'11")

Having a wall mounted electric fire. Ceiling light point, coving, radiator and upvc double glazed windows to front and side aspects.

Refitted Breakfast Kitchen 4.09m x 3.00m (13'5" x 9'10")

Being fitted with a range of cream gloss wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in eye level electric oven, hob and two appliance spaces. Inset ceiling lights, radiator, coving, useful walk in larder cupboard and tiled flooring. Upvc double glazed window to side aspect and open plan to Utility.

Utility Room 2.01m x 1.65m (6'7" x 5'5")

Again being fitted with cream gloss wall and base units with work surfaces over. Two appliance spaces, wall mounted combination boiler, inset ceiling lights, tiled flooring and upvc double glazed window to front aspect. Upvc door to Rear garden.

First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access and airing cupboard.

Bedroom One 4.47m x 3.05m (14'8" x 10'0")

Having ceiling light point, radiator, coving and upvc double glazed window to side aspect.

Bedroom Two 4.17m x 2.84m (13'8" x 9'4")

Having ceiling light point, radiator, walk in cupboard and upvc double glazed windows to front and side aspects.

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Inset ceiling lights, heated towel rail, extractor fan, part tile to walls, tiled flooring and upvc double glazed window to side aspect.

Outside

The property is situated on a corner plot with lawns to front and side. A blocked paved driveway allows for off road parking. A side gate leads into the enclosed rear garden with paved patio, path with gravel borders and a decked seating area. A brick storage shed, outdoor power and tap.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

Property Photos









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Location



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