



Cardigan Place, Hednesford, Cannock

£120,000



Contact Us

Chase Owl Estates
10 Anson Street

Features

- NO UPWARD CHAIN
- WALKING DISTANCE TO LOCAL AMENITIES AND TRANSPORT LINKS
- LONG LEASE SO IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- MOVE IN CONDITION
- ALLOCATED PARKING

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Full Description

Entrance Hallway

Approached from steps leading from the car park and having a upvc double glazed front entrance door. Ceiling light point and stairs to First Floor Landing.

Lounge 5.28m x 3.00m (17'4" x 9'10")

Having two ceiling light points, wall lights, useful storage cupboard, coving and upvc double glazed window to front aspect.

Fitted Kitchen 3.91m x 2.36m (12'10" x 7'9")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Electric cooker, four appliance spaces, ceiling light point and upvc double glazed window to rear aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

Bedroom One 3.94m x 2.44m (12'11" x 8'0")

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

Bedroom Two 3.66m x 2.74m (12'11" x 9'0")

Having ceiling light point, useful storage cupboard and upvc double glazed window to front aspect.

Bathroom

Comprising panelled bath with shower over and screen, w.c and vanity hand wash basin. Ceiling light point, extractor fan, coving, part tiling to walls and airing cupboard housing hot water cylinder.

Outside

The property having allocated parking and visitors parking spaces. A Balcony Garden for outside space.

Agents Note

The property is LEASEHOLD; 122 years remaining. Charges are paid 1st July to 30th June per year. There may be an additional charge for extra works needed, this year the amount was £177.14 for works carried out to brickwork.

Ground Rent; £100.00 pa

Service Charge; £125.50 pa

Building Insurance ; £142.12 pa

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:

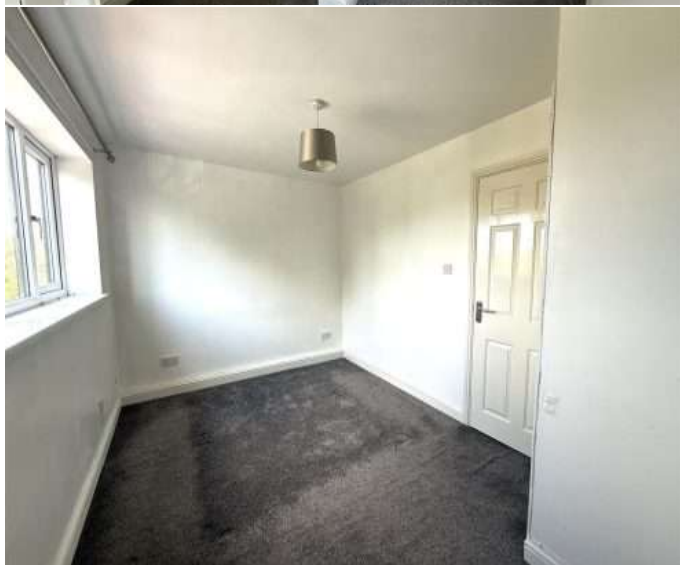
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

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

Property Photos







Property Location

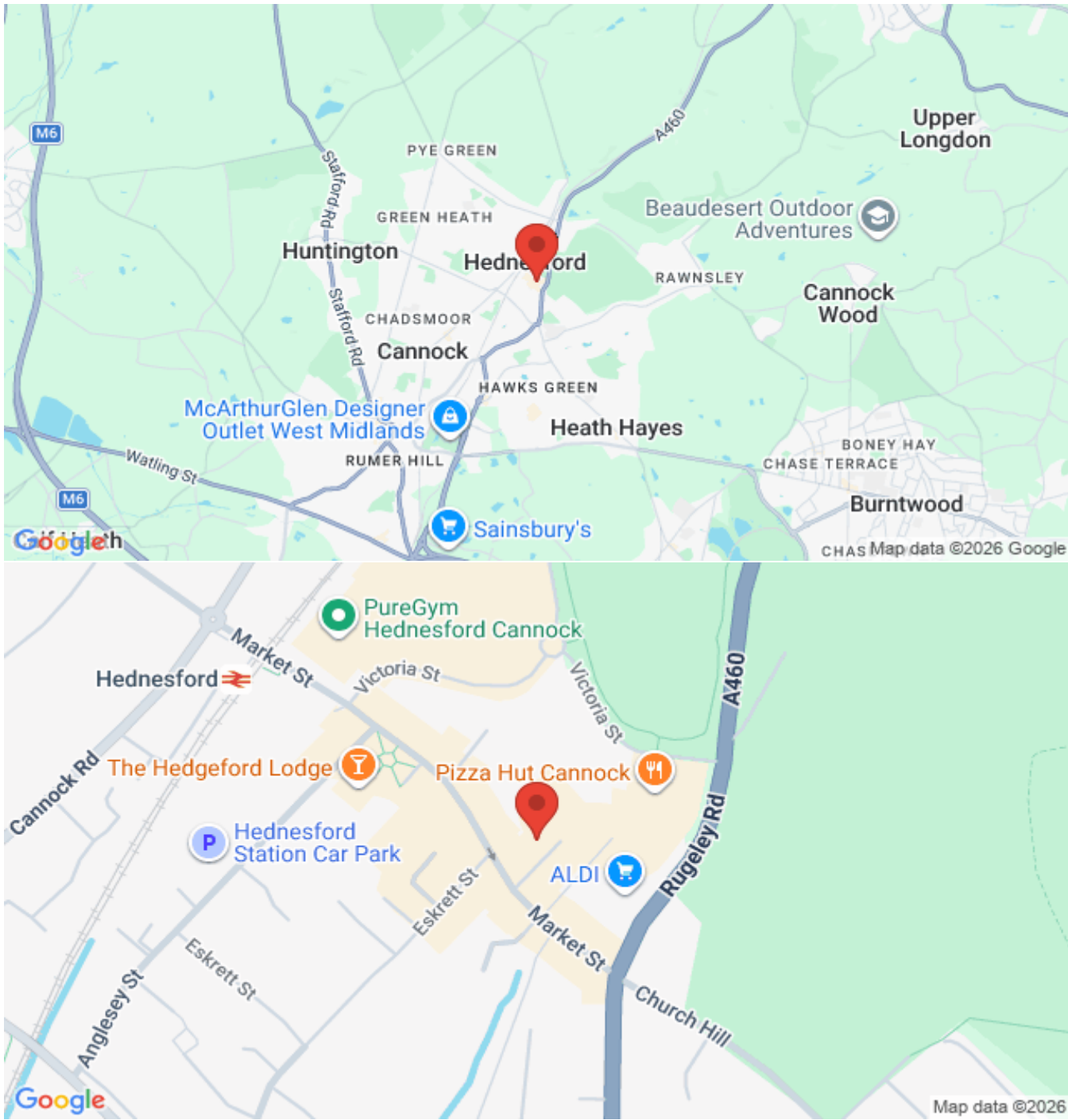


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