



Chalcot Drive, Hednesford

£230,000



Features

- WELL PRESENTED FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- REFITTED BATHROOM
- DOWNSTAIRS SHOWER ROOM

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

Approached from upvc front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing. Door to Lounge.

Lounge / Dining Room (27'1" x 10'4")

Having inset feature gas fire on a tiled hearth. Three ceiling light points, radiator, wooden beams to ceiling and wall lights. Upvc double glazed bay window to front aspect and sliding upvc door to Rear Garden. Door to Fitted Kitchen.

Fitted Kitchen (11'1" x 7'9")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Built in double electric oven with induction hob and extractor hood over. Integrated dishwasher and fridge. Ceiling light point, radiator, tiled flooring, useful larder cupboard and upvc double glazed window to rear aspect. Door to Garage and Inner Hallway.

Inner Hallway

Approached from the Garage and having ceiling light point, tiled flooring, electric wall heater and upvc door to Rear Garden.

Downstairs Shower Room

Comprising walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, extractor fan and tiled flooring.

Utility / Study (8'9" x 7'3")

Having work surface with appliance spaces below. Ceiling light point, electric wall heater, tiled flooring and upvc double glazed window to side aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard housing combination boiler and upvc double glazed window to side aspect.

Bedroom One (13'11" x 9'4")

Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to rear aspect.

Bedroom Two (14'9" x 8'4")

Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to front aspect.

Bedroom Three (8'8" x 6'8")

Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to front aspect.

Refitted Bathroom

Comprising paneled bath, w.c and pedestal hand wash basin. Ceiling light point, radiator, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a graveled driveway providing parking for several vehicles. This in turn leads to the Garage with up and over door having light, power and access door to Inner Hallway. The enclosed rear garden having paved patio to lawn with borders, shed and outside 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.

EPC

Rating D

Certificate number

2342-1003-9202-1669-1204

Property Photos







Property Location

