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# Church Street, Bridgtown, Cannock

**£135,000**

## Features

- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- GARDEN AND USEFUL STORAGE TO REAR
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES

## Contact Us

**Chase Owl Estates**

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## Full Description

### **Lounge** 4.11m x 3.53m (13'6" x 11'7")

Approached from upvc front entrance door and having hardwood feature fire surround with tiled hearth. Ceiling light point, radiator, laminate flooring and upvc double glazed bay window to front aspect. Door to Dining Room.

### **Dining Room** 4.78m x 3.53m (15'8" x 11'7")

Having ceiling light point, radiator, laminate flooring, useful under stairs storage cupboard and upvc double glazed window to rear aspect. Stairs leading to First Floor Landing.

### **Fitted Kitchen** 3.12m x 2.01m (10'3" x 6'7")

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 with extractor hood over, space with plumbing for washing machine and further appliance space. Wall mounted boiler, ceiling light point, radiator, tiled flooring and upvc double glazed window to side aspect. Upvc door to side elevation.

### **First Floor Landing**

Approached from stairs in Lounge and having two ceiling light points, loft access, radiator and airing cupboard.

### **Bedroom One** 3.56m x 3.51m (11'8" x 11'6")

Having feature fire surround, ceiling light point, radiator and upvc double glazed window to front aspect.

### **Bedroom Two** 3.68m x 2.69m (12'1" x 8'10")

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

### **Bathroom**

Comprising panelled bath with shower over and screen, vanity hand wash basin and w.c. Ceiling light point, extractor fan, radiator, loft access and upvc double glazed window to side aspect.

### **Outside**

The front of the property having a paved fore garden leading to front entrance door. Archway leading to the Rear Garden having a lawned seating area, two useful brick storage sheds and a storage area with roller shutter door the previous occupant stored motorbikes. Paved path to Kitchen access door.

### **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

