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# Foxes Rake, Cannock

**£199,995**

## Features

- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR AN INVESTOR
- CLOSE TO LOCAL AMENITIES

## Contact Us

### **Chase Owl Estates**

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## Full Description

### Entrance Hallway

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

### Lounge 4.19m x 2.95m (13'9" x 9'8")

Having wooden feature fire surround with marble hearth. Ceiling light point, coving, radiator, decorative dado rail and upvc double glazed window to front aspect. Door to Kitchen.

### Breakfast Kitchen 3.91m x 3.02m (12'10" x 9'11")

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. Built in electric oven with gas hob and extractor over, space with plumbing for washing machine and further appliance space. Two ceiling light points, coving, radiator, useful larder cupboard and upvc double glazed windows to side and rear aspects. French doors leading to Conservatory.

### Conservatory 2.72m x 2.01m (8'11" x 6'7")

Being constructed of brick and upvc double glazed frame and having ceiling light/fan, laminate flooring and French doors to Rear Garden.

### First Floor Landing

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

### Bedroom One 3.35m x 3.15m (11'0" x 10'4")

Having built in wardrobes. Ceiling light point, airing cupboard housing hot water cylinder, coving, radiator and upvc double glazed window to front aspect.

### Bedroom Two 3.51m x 1.98m (11'6" x 6'6")

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

### Bathroom

Comprising panelled bath with shower over and screen, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, part tiling to walls, radiator and upvc double glazed window to rear aspect.

### Outside

The front of the property having a paved driveway providing parking for several vehicles. Gate allowing access to the enclosed rear garden having paved patio, two decked seating areas, 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.

# Property Photos

## Property Location

