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# Lakeland Court, Hednesford, Cannock

**£300,000**

## **Contact Us**

### **Chase Owl Estates**

10 Anson Street

Rugeley

Staffordshire

WS15 2BB

T: 01889 358172

## Full Description

### Entrance Hallway

Approached from a hardwood front entrance door with glazed insets. Ceiling light points, solid wood flooring and stairs leading to the First Floor Landing.

### Guest Cloakroom

Comprising w.c and hand wash basin with wooden stand. Inset ceiling lights, extractor fan and ceramic tiled flooring.

### Open plan Lounge 4.65m x 4.50m (15'3" x 14'9")

With a dual brick feature fire place with log burner on a marble grate. Ceiling light points, windows to front aspect and open access through to Dining Room.

### Dining Room 5.97m x 3.18m (19'7" x 10'5")

With ceiling light points, useful storage cupboard and French doors leading to the rear courtyard. Again open plan to Breakfast Kitchen. Door through to Hallway.

### Breakfast Kitchen 4.32m x 2.54m (14'2" x 8'4")

Being fitted with a range of matching base and wall units with work surfaces over, incorporating inset stainless steel sink unit with separate drainer, mixer tap and tiled splash backs. Integrated appliances of microwave, dishwasher, washing machine, cooker with five ring gas hob and extractor over. Inset ceiling lights, concealed wall mounted gas central heating combination boiler, breakfast bar, ceramic tiled flooring and window to side aspect.

### First Floor Landing

Approached via the staircase from the Entrance Hallway and having ceiling light point, airing cupboard with shelving and loft access with ladder to the half boarded spacious loft area.

### Master Bedroom 4.42m x 3.07m (14'6" x 10'1")

Having a walk in wardrobe providing ample hanging and storage space. Ceiling light points, underfloor heating and window to front aspect. Arch to En Suite Shower Room.

### En Suite Shower Room

Comprising of w.c, wall mounted hand wash basin and walk in shower cubicle with overhead mains shower unit. Inset ceiling lights, heated towel rail, tiling to walls and flooring, extractor fan and frosted full height window to the front aspect.

### Bedroom Two 4.29m x 2.54m (14'1" x 8'4")

Having ceiling light point, underfloor heating and window to side aspect.

### Bedroom Three 3.35m x 2.82m (11'0" x 9'3")

Ceiling light point, good sized built in wardrobe, underfloor heating and window to rear aspect.

### Bathroom

Comprising of a close coupled w.c, vanity unit with inset hand wash basin and paneled bath with overhead mains shower unit over with shower screen. Concealed spotlights to ceiling, extractor fan, shaver point, heated towel rail, recess with glazed shelving and wall and floor tiling.

### Outside

As previously mentioned the property is positioned with a select gated development of only 8 properties. The front of the property is accessed via a pedestrian pathway only and has a lawned area with stocked borders and a pathway to the front entrance door .

To the rear is a private terraced courtyard accessed from main house via the Dining Area. There are two attractive seating areas ideal for entertaining with composite decking. A pedestrian gate leads to the communal gardens and there is a pathway leading to the GARAGE BLOCK and the communal parking areas.

The GARAGE measures 17'3" x 8'9" and has timber front opening doors, electricity and power points. All garages have illuminated automatic timers. The grounds are maintained, including lawns, shrubs, fences and automatic gates. The exterior of the buildings are maintained, decorated and the windows are regularly cleaned.

**Agents Note**

We have been advised that the property is leasehold with the original term being 999 years with approx 980 years remaining. There is also a service charge and ground rent for the property.

The ground rent is £150.00 per annum. The service charges are £150.00 per month to include the maintenance and cleaning of the external communal areas including the lawns, shrubs, fences and automatic gates. The exterior of the buildings are maintained with window cleaning and redecoration.

**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

