



## Sankey Road, Cannock

£150,000



### Features

- NO UPWARD CHAIN
- IDEAL INVESTMENT OR FIRST TIME BUYERS PROPERTY
- CLOSE TO LOCAL AMENITIES
- SOUTH FACING REAR GARDEN

### 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 (19'6" x 11'5")**

Having a feature fire surround with inset gas fire on hearth. Two ceiling light points, two radiators, coving and upvc double glazed window to front aspect. Upvc sliding patio door to Rear Garden.

### **Fitted Kitchen (11'11" x 9'8")**

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. Ceiling light point, coving, tiled flooring, space with plumbing for washing machine and brick feature fire place with open fire on tiled grate. Upvc double glazed window to rear aspect and door to Utility

### **Utility Room (9'6" x 6'9")**

Again fitted with a range of wall and base mounted units with work surfaces over and freestanding gas cooker. Ceiling light point, tiled flooring, coving and upvc double glazed window to side aspect. Door to side elevation.

### **First Floor Landing**

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing combination boiler.

### **Bedroom One (11'5" x 10'3")**

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

### **Bedroom Two (13'5" x 9'0")**

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

### **Bedroom Three (10'8" x 6'4")**

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

### **Bathroom**

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

### **Outside**

The property having a block paved driveway to front. A shared pathway to the enclosed rear garden which is mainly laid to lawn with graveled border, metal shed, coal bunker 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

