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# Silverdale Drive, Burntwood

£134,995



## Features

- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR AN INVESTMENT PROPERTY
- QUIET LOCATION
- MODERN TWO BEDROOM GROUND FLOOR APARTMENT
- READY TO MOVE IN

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Communal Hallway

Approached from Communal front entrance door and having Hallway with stairs to First Floor.

### Entrance Porch

Approached from front entrance door and having ceiling light point, radiator, communal intercom and upvc double glazed window to rear aspect.

### Inner Hallway

Having two ceiling light points and radiator.

### Lounge / Dining Room (19'5" x 9'6")

Having two ceiling light points, radiators and upvc double glazed window to front aspect.

### Fitted Kitchen (12'1" x 7'2")

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 hob and extractor fan, space with plumbing for washing machine and further appliance space. Ceiling light point, tiled flooring, wall mounted combination boiler and upvc double glazed window to rear aspect.

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

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

### Bedroom Two (11'9" x 7'1")

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

### Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, radiator, extractor fan and part tiling to walls.

### Outside

The property having an allocated parking space. Communal gardens and bin store.

### Agents Note;

The vendors have advised;

Ground Rent payable £1720.99 per annum

The lease having approx 103 years remaining (125 year lease in 2004)

### 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





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location

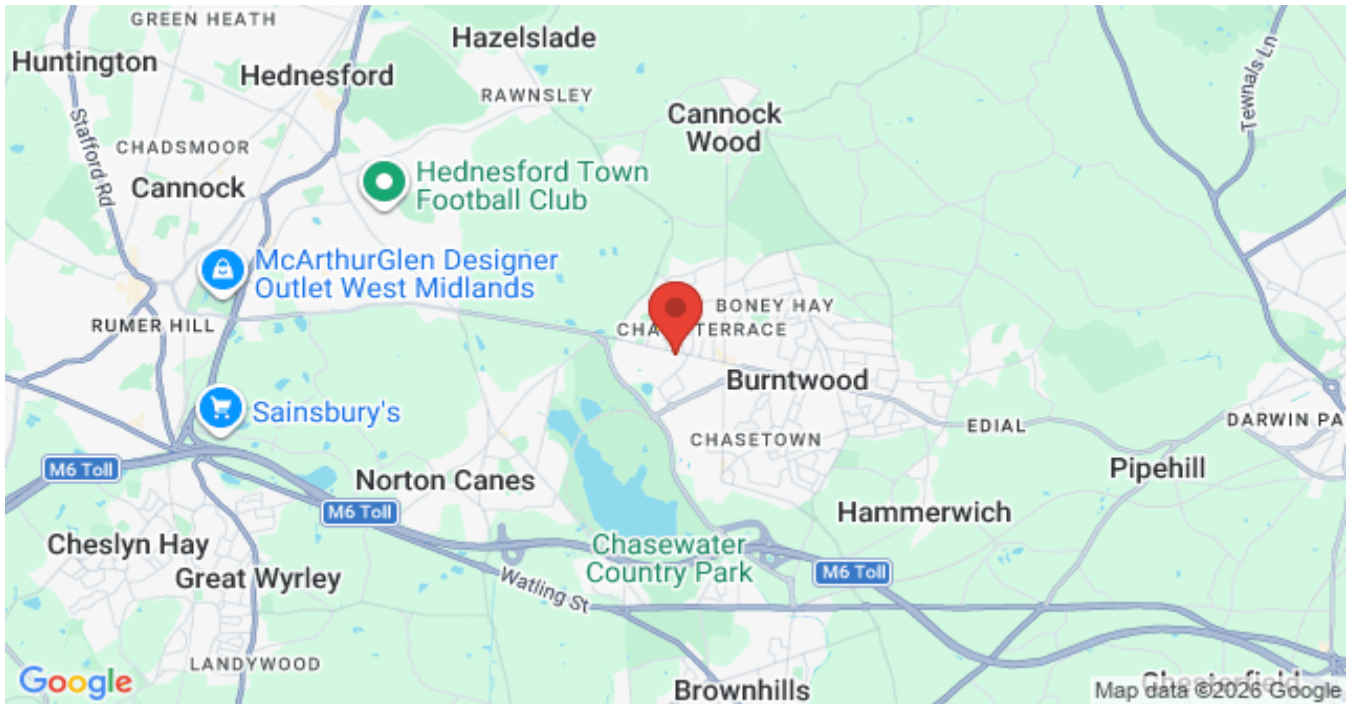


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