



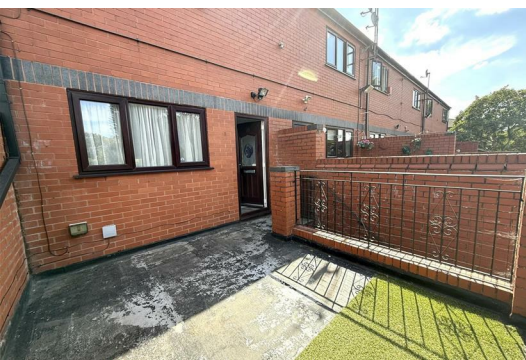
Casa Mia Court Cardigan Place

Hednesford, Cannock, WS12 1AQ

£120,000



Chase Owl are pleased to market this well presented two DOUBLE Bedroom maisonette. Being offered with NO UPWARD CHAIN, walking distance to local amenities, transport links and ideal for First Time Buyers or Investors. Having Entrance Hallway, Lounge and Breakfast Kitchen. First Floor Landing to Two Bedrooms and Bathroom. Balcony Garden and Allocated Parking.



Entrance Hallway

Approached from steps leading from the car park and having a upvc double glazed front entrance door. Ceiling light point and stairs to First Floor Landing.

Lounge 17'4" x 9'10" (5.28m x 3.00m)

Having two ceiling light points, wall lights, useful storage cupboard, coving and upvc double glazed window to front aspect.

Fitted Kitchen 12'10" x 7'9" (3.91m x 2.36m)

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, four appliance spaces, ceiling light point and upvc double glazed window to rear aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

Bedroom One 12'11" x 8'0" (3.94m x 2.44m)

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

Bedroom Two 12'112 x 9'0" (3.66m x 2.74m)

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

Bathroom

Comprising panelled bath with shower over and screen, w.c and vanity hand wash basin. Ceiling light point, extractor fan, coving, part tiling to walls and airing cupboard housing hot water cylinder.

Outside

The property having allocated parking and visitors parking spaces. A Balcony Garden for outside space.

Agents Note

The property is LEASEHOLD; 122 years remaining. Charges are paid 1st July to 30th June per year. There may be an additional charge for extra works needed, this year the amount was £177.14 for works carried out to brickwork.

Ground Rent; £100.00 pa

Service Charge; £125.50 pa

Building Insurance ; £142.12 pa

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.

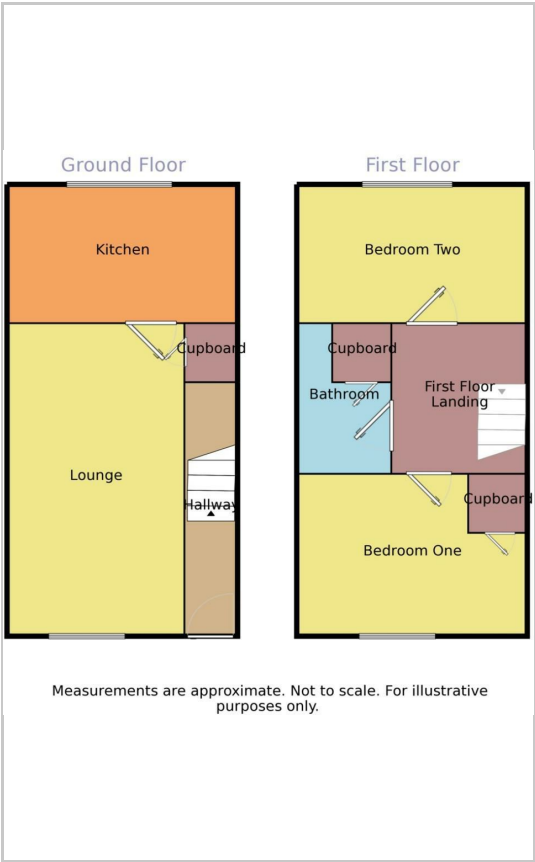
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

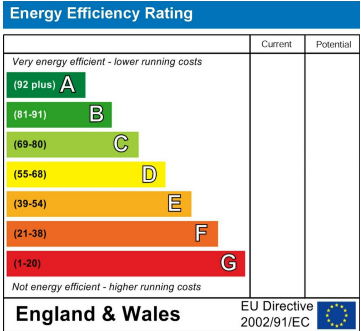
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

