



72 Ascot Drive

, Cannock, WS11 1PF

£210,000



Chase Owl are pleased to market this beautifully presented two bedroom townhouse. Being ideal for First Time Buyers, on a sought after development, close to local amenities and being offered with NO UPWARD CHAIN. Having Entrance Hallway, Lounge, Refitted Kitchen and Utility Room. First Floor Landing to Two Bedrooms and Bathroom. Off road Parking and Good sized Garden to rear.



Entrance Hallway

Approached via upvc double glazed front entrance door and having ceiling light point, coving, radiator and stairs leading to First Floor Landing.

Lounge 14'8" x 11'11" (4.47m x 3.63m)

Having a wall mounted electric fire. Ceiling light point, coving, radiator and upvc double glazed windows to front and side aspects.

Refitted Breakfast Kitchen 13'5" x 9'10" (4.09m x 3.00m)

Being fitted with a range of cream gloss wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in eye level electric oven, hob and two appliance spaces. Inset ceiling lights, radiator, coving, useful walk in larder cupboard and tiled flooring. Upvc double glazed window to side aspect and open plan to Utility.

Utility Room 6'7" x 5'5" (2.01m x 1.65m)

Again being fitted with cream gloss wall and base units with work surfaces over. Two appliance spaces, wall mounted combination boiler, inset ceiling lights, tiled flooring and upvc double glazed window to front aspect. Upvc door to Rear garden.

First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access and airing cupboard.

Bedroom One 14'8" x 10'0" (4.47m x 3.05m)

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

Bedroom Two 13'8" x 9'4" (4.17m x 2.84m)

Having ceiling light point, radiator, walk in cupboard and upvc double glazed windows to front and side aspects.

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Inset ceiling lights, heated towel rail, extractor fan, part tile to walls, tiled flooring and upvc double glazed window to side aspect.

Outside

The property is situated on a corner plot with lawns to front and side. A blocked paved driveway allows for off road parking. A side gate leads into the enclosed rear garden with paved patio, path with gravel borders and a decked seating area. A brick storage shed, outdoor power and 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.

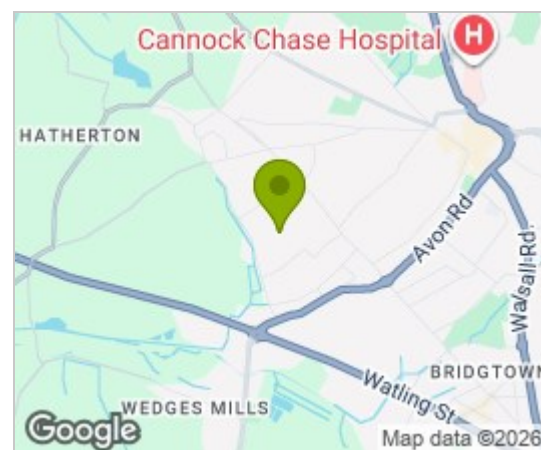
Fixtures and Fittings:

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.

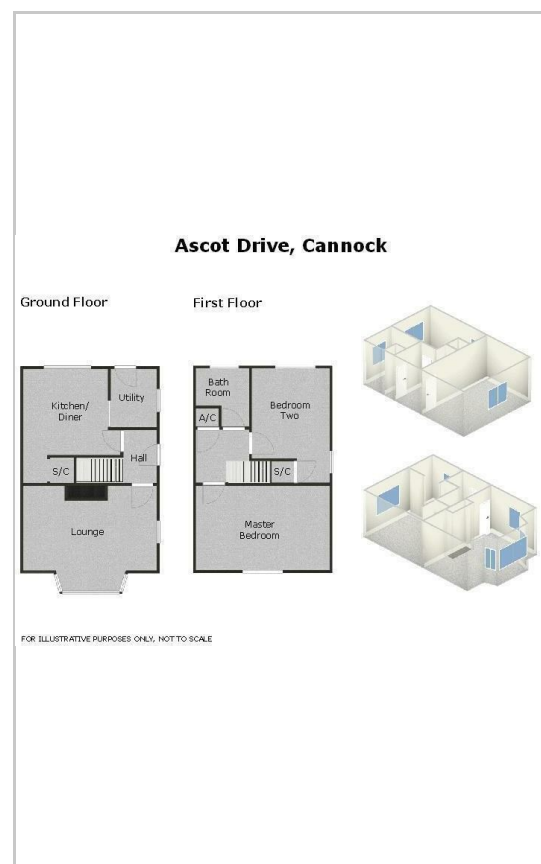
Money Laundering;

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

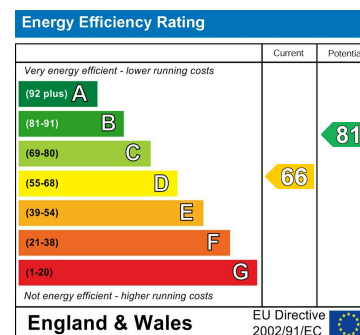
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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