



6 Ash Close

Norton Canes, Cannock, WS11 9UP

Offers in excess of £250,000



Chase Owl are pleased to market this well presented modern three bedroom DETACHED home. Being ideal for First Time Buyers/ Investors as on a sought after estate with open aspect to the front and situated in a quiet cul de sac location. Having Entrance Hallway, Breakfast Kitchen, Guest Cloakroom and Lounge. First Floor Landing to Master Bedroom with En Suite, Two further good sized Bedrooms and Bathroom. Off road parking for several vehicles and Enclosed Garden to rear.



Entrance Hallway

Approached from composite front entrance door and having ceiling light point and Further door leading into Breakfast Kitchen.

Breakfast Kitchen 16'4" x 16'0" (4.98m x 4.88m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in double electric oven with gas hob and extractor hood over, Integrated dishwasher, washer/dryer and space for fridge/freezer. Wall mounted combination boiler, inset ceiling lights, radiator, useful storage cupboard and upvc double glazed window to front aspect. French upvc double glazed doors to Rear Garden and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, radiator, extractor fan and upvc double glazed window to rear aspect.

Lounge 15'9" x 9'8" (4.80m x 2.95m)

Having two ceiling light points, radiator and upvc double glazed bay window to front aspect. French upvc double glazed doors to Rear Garden.

First Floor Landing

Approached from stairs in Breakfast Kitchen and having ceiling light point, loft access and upvc double glazed window to front aspect.

Master Bedroom 11'6" x 10'0" (3.51m x 3.05m)

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

En Suite Shower Room

Comprising double walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, radiator, part tiling to walls and upvc double glazed window to rear aspect.

Bedroom Two 13'8" x 9'2" (4.17m x 2.79m)

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

Bedroom Three 10'6" x 7'8" (3.20m x 2.34m)

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

Bathroom

Comprising paneled bath with shower over and screen, pedestal hand wash basin and w.c. Part tiling to walls, radiator, ceiling light point, extractor fan and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden with path to front entrance door. A driveway provides parking for 2/3 vehicles and a further parking space to the front of the property. A gate leads into the enclosed Rear Garden with paved patio, lawn, shed and useful 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.

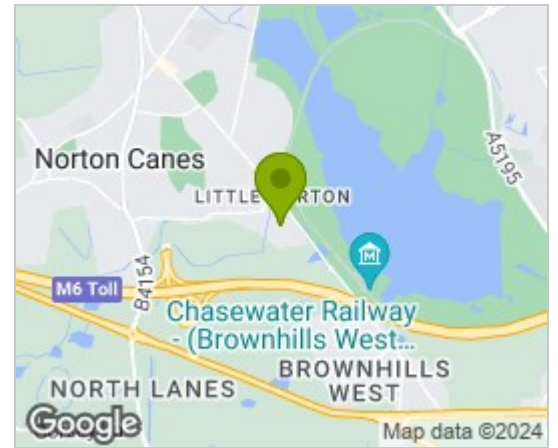
Fixtures and Fittings:

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.

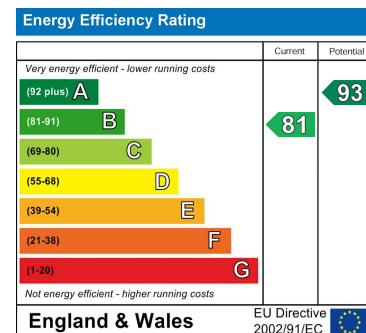
Area Map



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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