



6 Willow Walk

Huntington, Cannock, WS12 4QQ

Offers in the region of £185,000



Chase Owl are pleased to market this spacious three bedroom semi detached home. Situated in a quiet location, being ideal for First Time Buyers and within walking distance to Cannock Chase. Having Entrance Hallway, Breakfast Kitchen, Utility Room, Lounge and Conservatory. First Floor Landing to Three Bedrooms, Bathroom and Separate w.c. Gardens to front and rear and Allocated Parking.



Entrance Hallway

Approached from upvc front entrance door with side screen and having ceiling light point, radiator, tiled flooring and stairs leading to First Floor Landing.

Breakfast Kitchen 14'9" x 10'6" (4.50m x 3.20m)

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. Gas cooker, space with plumbing for washing machine and further space. Light points, radiator, tiled flooring and upvc double glazed windows to rear aspects. Door to Utility and open plan to Lounge.

Utility Room 8'11" x 8'2" (2.72m x 2.49m)

Being fitted with a range of base units with work surfaces over, with space and plumbing for dishwasher and further appliance space. Wall mounted combination boiler, ceiling light point, tiled flooring and upvc double glazed windows to front and side aspects. Upvc door to side elevation.

Lounge 15'7" x 10'8" (4.75m x 3.25m)

Having brick feature fire wall. Ceiling light points, radiator, laminate flooring and upvc double glazed window to front aspect. French doors to Conservatory.

Conservatory 15'2" x 9'8" (4.62m x 2.95m)

Being constructed of brick base with upvc double glazed frame and having ceiling light/fan, laminate flooring and door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access to part boarded loft and airing cupboard with shelving and power for tumble dryer.

Bedroom One 15'8" x 10'8" (4.78m x 3.25m)

Having ceiling light point, radiator and upvc double glazed windows to front and rear aspects.

Bedroom Two 10'8" x 9'3" (3.25m x 2.82m)

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

Bedroom Three 9'11" x 6'10" (3.02m x 2.08m)

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

Bathroom

Comprising paneled bath with shower over and hand wash basin. Inset ceiling lights, radiator, laminate flooring, tiled walls and upvc double glazed window to rear aspect.

Separate w.c

Comprising w.c. Ceiling light point, part tiling to walls, laminate flooring and upvc double glazed window to side aspect.

Outside

The property having allocated parking. A pedestrian path leading to the enclosed front garden being laid to lawn and having pathway to front entrance door and side gate allowing access to the enclosed rear garden. This having paved patio to lawn and decked seating area. Shed with power 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.

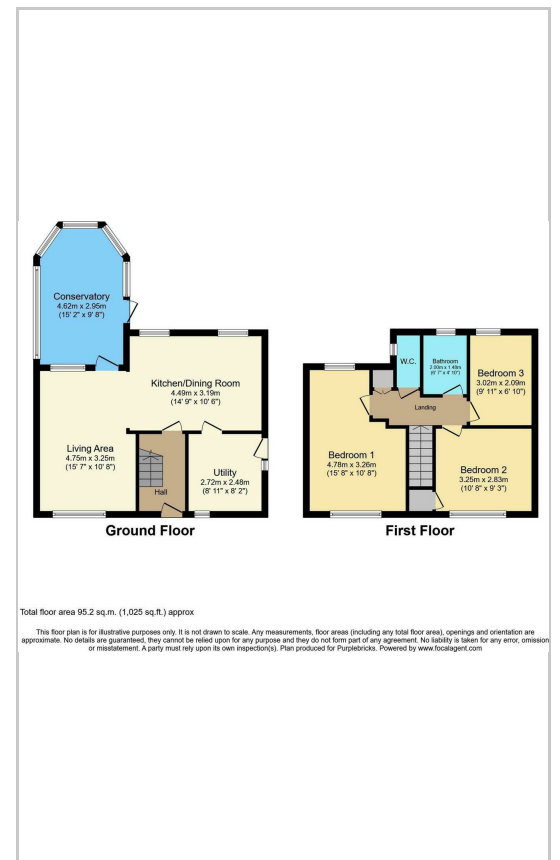
Money Laundering;

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

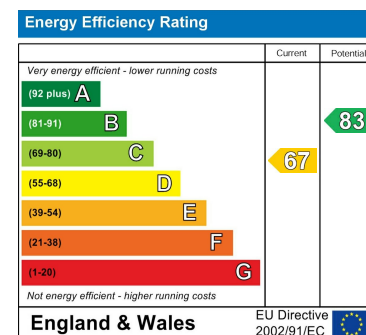
Area Map



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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