



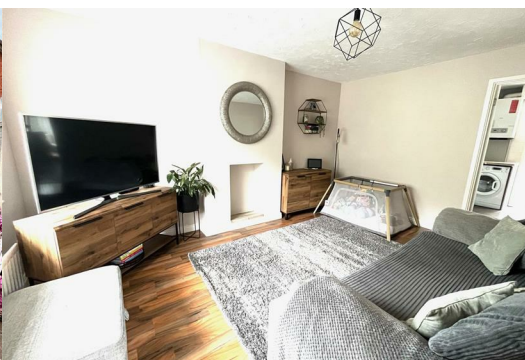
## 7 Waterbrook Way

Bridgetown, Cannock, WS11 0GG

**Offers in the region of £220,000**



Chase Owl are pleased to market this well presented three bedroom semi detached home. Situated in a quiet cul de sac, on a corner plot and being ideal for First Time Buyers. Having Entrance Hallway, Lounge, Breakfast Kitchen and Conservatory. First Floor Landing to Three Bedrooms and Bathroom. Gardens to front and rear with parking for two vehicles to rear.



### Entrance Hallway

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

### Lounge 14'11" x 10'7" (4.55m x 3.23m)

Having ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

### Breakfast Kitchen 13'10" x 8'10" (4.22m x 2.69m)

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel bowl sink with mixer tap and drainer. Built in electric oven with induction hob and extractor over, space with plumbing for washing machine and further appliance space. Wall mounted boiler, two ceiling light points, radiator and useful larder cupboard. Upvc double glazed window to rear aspect and French doors to Conservatory.

### "L" shaped Conservatory

Being constructed of brick base with upvc double glazed frame and having inset lights, laminate flooring and French doors to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, airing cupboard and upvc double glazed window to side aspect.

### Bedroom One 13'0" x 7'11" (3.96m x 2.41m)

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

### Bedroom Two 9'11" x 7'8" (3.02m x 2.34m)

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

### Bedroom Three 8'9" x 5'8" (2.67m x 1.73m)

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

### Bathroom

Comprising paneled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, radiator, part tiling to walls and upvc double glazed window to front aspect.

### Outside

The property is situated in a quiet cul de sac on a corner plot. Having parking for two vehicles to the rear. The front of the property having a small fore garden with pathway to front entrance door. The enclosed rear garden having a decked area leading to lawn with borders, paved seating area, outside tap and gate to side.

### 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.

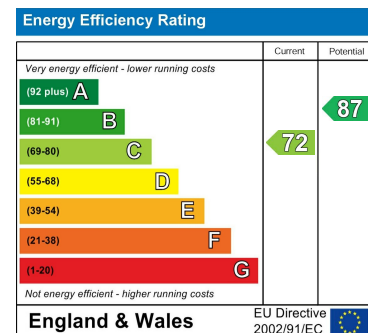
## Area Map



## 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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