



## 30 Bromley Close

Hednesford, Cannock, WS12 4QY

**Offers in the region of £230,000**



Chase Owl are pleased to market this well presented modern three Bedroom town house. Situated within a quiet cul de sac, close to local amenities and being ideal for First Time Buyers. Having Entrance Hallway, Lounge and Breakfast Kitchen. First Floor Landing to Master Bedroom with En Suite, Two further Bedrooms and Bathroom. Off road Parking for several vehicles and Gardens to front and rear.



**Entrance Hallway**

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

**Lounge 17'8" x 13'11" (5.38m x 4.24m)**

Having feature stone fire surround with inset electric fire on hearth. Ceiling light point, coving, two radiators, useful under stairs storage cupboard and upvc double glazed windows to front and side aspects.

**Breakfast Kitchen 13'11" x 9'2" (4.24m x 2.79m)**

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor over. Space with plumbing for washing machine and further appliance space. Wall mounted combination boiler, two ceiling light points, tiled flooring, radiator and two upvc double glazed windows to rear aspect. Upvc door to Rear Garden.

**First Floor Landing**

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

**Bedroom One 10'11" x 10'5" (3.33m x 3.18m)**

Having ceiling light point, radiator, a range of fitted wardrobes, airing cupboard with shelving and upvc double glazed window to front aspect. Door to En Suite.

**En Suite Shower Room**

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

**Bedroom Two 9'1" x 7'2" (2.77m x 2.18m)**

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

**Bedroom Three 9'1" x 6'5" (2.77m x 1.96m)**

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

**Bathroom**

Comprising paneled bath with shower attachment, pedestal hand wash basin and w.c. Ceiling light point, coving, radiator, extractor fan and part tiling to walls.

**Outside**

The property having a lawned fore garden with flower borders. Tarmac driveway providing parking for several vehicles and gate leading to the enclosed rear garden. This having pathway to paved patio, good sized lawn with borders, further patio seating area 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.

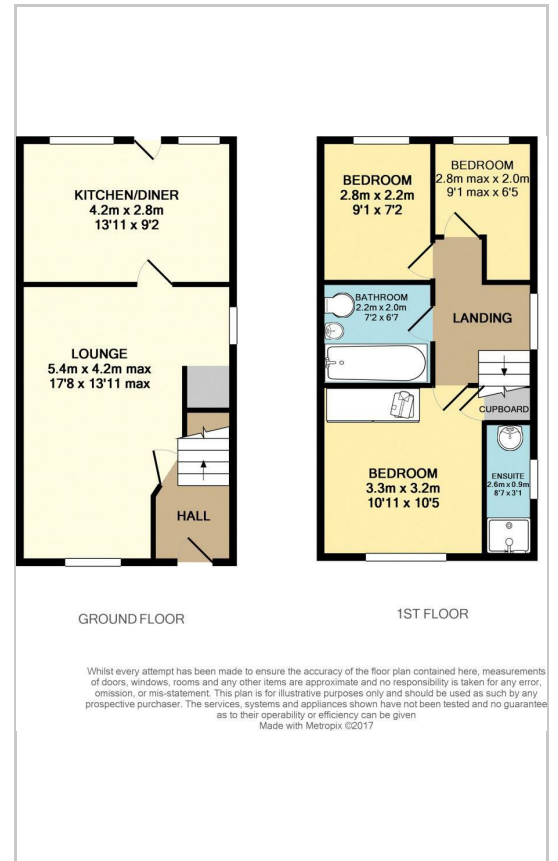
**Money Laundering;**

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

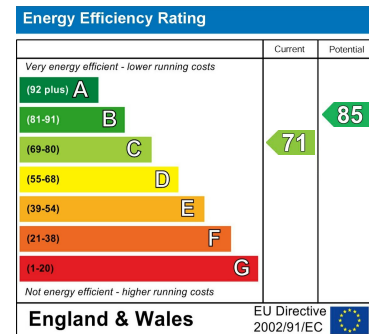
**Area Map**



**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.

