



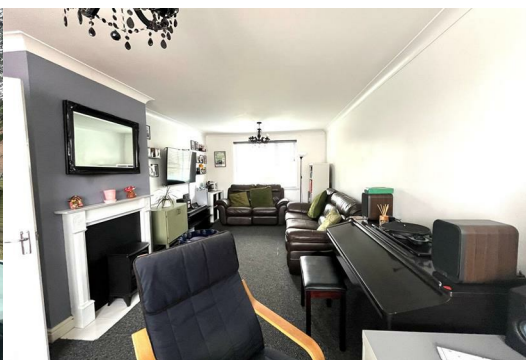
9 Cotswold Road

Hednesford, Cannock, WS12 4EU

£200,000



Chase Owl are pleased to market this well presented three bedroom semi detached home. Being a spacious property ideal for First Time Buyers, close to local amenities and walking distance to Cannock Chase. Having Entrance Hallway, Lounge/Dining Room, Fitted Kitchen and Utility. First Floor Landing to Three Bedrooms and Bathroom. Driveway to Garage and Enclosed Garden to rear.



Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator, laminate flooring and useful storage cupboard. Stairs leading to First Floor Landing.

Lounge / Dining Room 23'1" x 10'11" (7.04m x 3.33m)

Having two ceiling light points, radiators, coving and upvc double glazed windows to front and rear aspects.

Fitted Kitchen 10'10" x 7'10" (3.30m x 2.39m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tile splash. Electric cooker, space for appliances, ceiling light point, tiled flooring and upvc double glazed window to rear aspect. Composite door to Utility Room.

Utility Room 17'0" x 12'1" (5.18m x 3.68m)

Having a range of base mounted units with work surface over, with appliance spaces below. Two ceiling light points, tiled flooring, radiator and upvc double glazed window to rear aspect. Door to Rear Garden, access to Garage and a useful storage cupboard housing combination boiler.

First Floor Landing

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

Bedroom One 12'8" x 11'0" (3.86m x 3.35m)

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

Bedroom Two 10'1" x 9'10" (3.07m x 3.00m)

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

Bedroom Three 8'2" x 8'0" (2.49m x 2.44m)

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

Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Inset ceiling lights, part tiling to walls, radiator, coving and two upvc double glazed windows to rear aspect.

Outside

The front of the property having a good sized driveway providing parking for several vehicles and in turn leading to Garage with up and over door with power and access door to Utility Room. The enclosed rear garden is mainly laid to lawn with paved patio.

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.

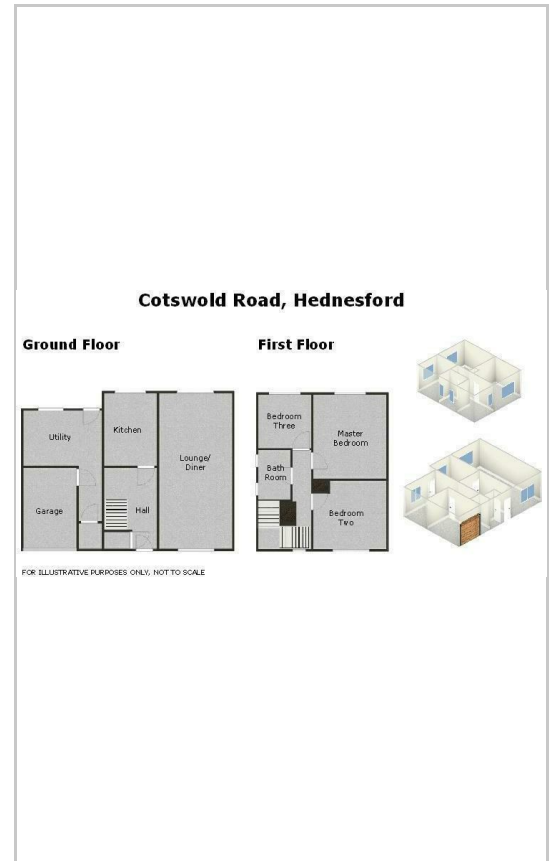
Money Laundering;

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

Area Map



Floor Plans



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB

Tel: 01889 358172 Email: sales@chaseowlestates.co.uk www.chaseowlestates.co.uk

