



16 Redwing Drive

Huntington, Cannock, WS12 4TH

£263,995



Chase Owl are pleased to market this well presented extended four bedroom end terraced home. Being ideal for First Time Buyers or a growing Family on a sought after development close to local amenities. Having Entrance Hallway, Guest Cloakroom, Dining Room/Playroom, Fitted Kitchen and Lounge. First Floor Landing to FOUR Bedrooms and Bathroom. Plentiful Parking to front and Enclosed Garden to rear.



Entrance Hallway

Approached from composite front entrance door and having ceiling light point, wooden flooring and further door to Dining Room.

Guest Cloakroom

Comprising vanity hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail and wooden flooring.

Dining Room/ Playroom 16'6" x 8'2" (5.03m x 2.49m)

Having inset ceiling lights, radiator, laminate flooring and upvc double glazed window to rear aspect. Upvc French doors to Rear Garden.

Refitted Kitchen 11'0" x 8'8" (3.35m x 2.64m)

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 Range cooker with extractor hood over, integrated fridge/freezer, washing machine and slim line dishwasher. Inset ceiling lights, radiator, useful larder cupboard housing combination boiler and upvc double glazed window to rear aspect.

Lounge 13'3" x 13'1" (4.04m x 3.99m)

Having ceiling light point, radiator and upvc double glazed bow window to front aspect. Stairs leading to First Floor Landing.

First Floor Landing

Approached from stairs in Lounge and having two ceiling light points and loft access.

Bedroom One 13'4" x 9'1" (4.06m x 2.77m)

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

Bedroom Two 9'9" x 7'5" (2.97m x 2.26m)

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

Bedroom Three 14'1" x 7'6" (4.29m x 2.29m)

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

Bedroom Four 9'3" x 7'5" (2.82m x 2.26m)

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

Bathroom

Comprising panelled bath with shower over, vanity hand wash basin and w.c. Ceiling light point, heated towel rail, tiling to walls and upvc double glazed window to rear aspect.

Outside

The front of the property having driveway providing parking for several vehicles. The enclosed rear garden having paved patio with steps down to lawn with borders, shed and gate for rear access.

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.

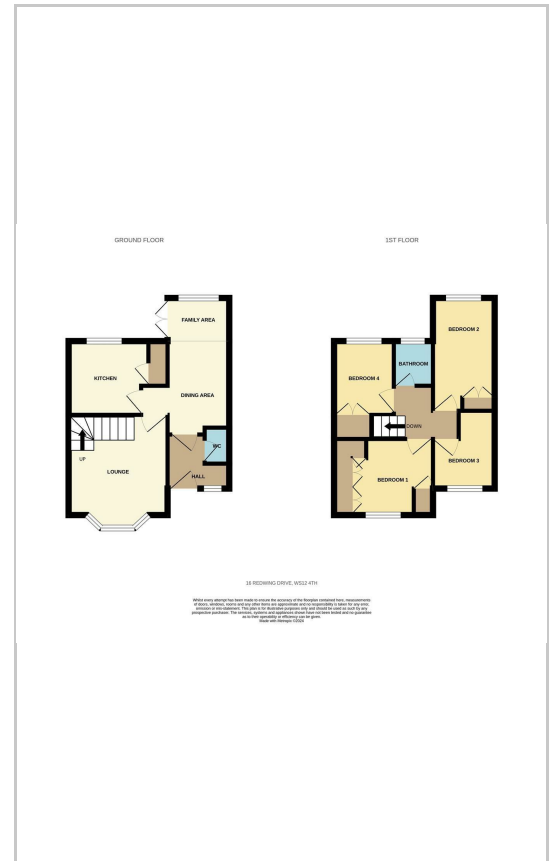
Money Laundering;

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

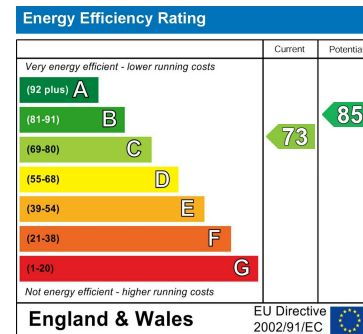
Area Map



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.

