



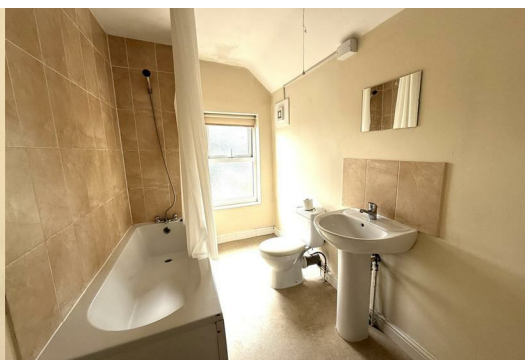
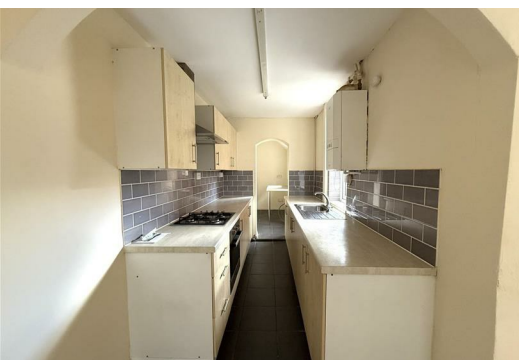
5 Heath Gap Road

, Cannock, WS11 6DY

£140,000



Chase Owl are pleased to market this two bedroom traditional terraced townhouse. In need of some upgrade but ideal for First Time Buyers or Investors as close to local amenities and OFFERED WITH NO UPWARD CHAIN. Having Lounge, Dining Room, Fitted Kitchen and Utility Room. First Floor Landing to Two Bedrooms and Bathroom. Generous Enclosed Garden to rear.



Lounge 10'11" x 10'11" (3.33m x 3.33m)

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

Dining Room 11'11" x 10'11" (3.63m x 3.33m)

Having ceiling light point, radiator and stairs leading to First Floor Landing. Open plan to Kitchen.

Fitted Kitchen 10'11" x 5'10" (3.33m x 1.78m)

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. Built in electric oven with gas hob and extractor hood over. Ceiling light point, tiled flooring, wall mounted boiler and upvc double glazed window to side aspect. Arch way to;

Utility Room 8'11" x 5'4" (2.72m x 1.63m)

Having work surface with appliance spaces below. Inset ceiling lights. tiled flooring and upvc double glazed window to side aspect. Upvc door to Rear Garden.

First Floor Landing

Approached from stairs in Dining Room and having two ceiling light points.

Bedroom One 11'11" x 10'11" (3.63m x 3.33m)

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

Bedroom Two 12'0" x 8'1" (3.66m x 2.46m)

Having ceiling light point, radiator ,coving, airing cupboard housing hot water cylinder and upvc double glazed window to rear aspect.

Bathroom

Comprising panelled bath with shower attachment, w.c and pedestal hand wash basin. Ceiling light point, radiator, extractor fan and upvc double glazed window to rear aspect.

Outside

The Rear Garden being accessed from gate and having paved courtyard leading to a good sized garden with gravelled area with trees and shrubs. 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.

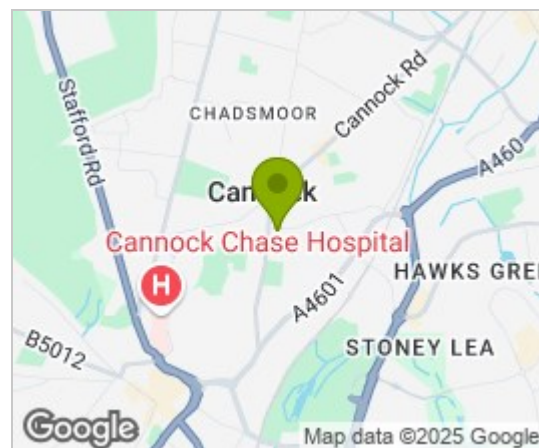
Fixtures and Fittings:

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.

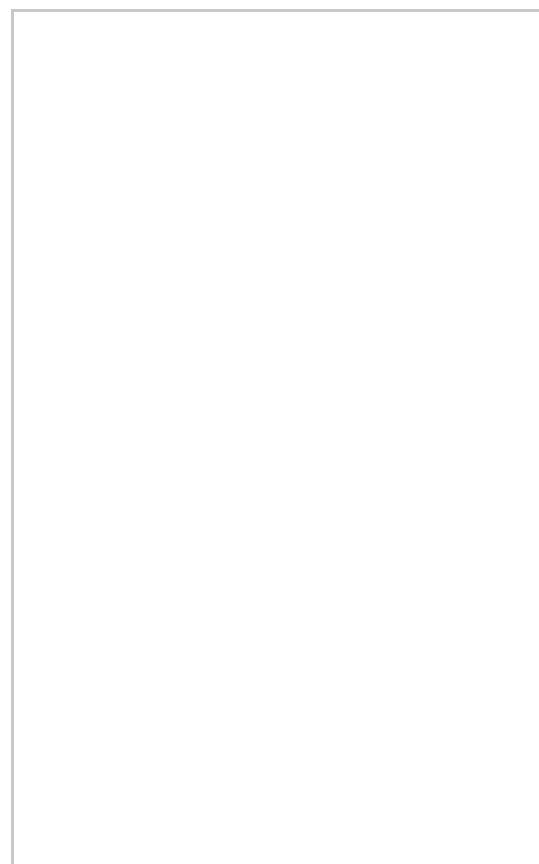
Money Laundering;

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

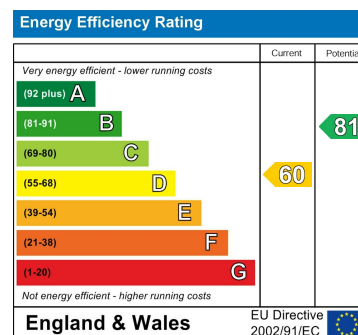
Area Map



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.

