



## 5A Ashtree Court

Cemetery Road, Cannock, WS11 4AY

**Offers in excess of £300,000**



Chase Owl are pleased to market this NEW BUILD two bedroom DETACHED bungalow. Situated on a quite corner plot, close to local amenities and available with NO UPWARD CHAIN. Having Entrance Hallway, Fitted Kitchen to Lounge, Two DOUBLE Bedrooms and Shower Room. Driveway for several vehicles and Gardens to front and rear.





Entrance Hallway

Approached from composite front entrance door and having ceiling light point and useful storage cupboard.

Lounge to open plan Kitchen 15'4" x 13'1" (4.67m x 3.99m)

Having two ceiling light points, two upvc double glazed windows to rear aspect and French doors to Rear Garden. Open plan to Kitchen.

Fitted Kitchen 9'11" x 8'6" (3.02m x 2.59m)

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset sink with mixer tap and drainer. Built in electric oven, hob with extractor hood over, appliance space for washing machine and integrated fridge/freezer. Ceiling light point and upvc double glazed window to front aspect.

Bedroom One 13'7" x 9'9" (4.14m x 2.97m)

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

Bedroom Two 10'9" x 9'6" (3.28m x 2.90m)

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

Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, tiling to wall sand flooring and upvc double glazed window to front aspect.

Agents Note

The property is highly efficient with Solar Panels, with Battery Storage, Under Floor Heating throughout and Air Source Heat Pump.

The property is situated in a quiet cul de sac with driveway providing parking for several vehicles. Pathway leading to lawns and front entrance door. A side gate giving access to the enclosed rear garden being mainly laid to lawn with paved patio. The developers have installed outdoor power to the front of the driveway to allow any proposed purchasers to install electric gates. Outdoor lighting and cold water tap.

Agents Notes

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.

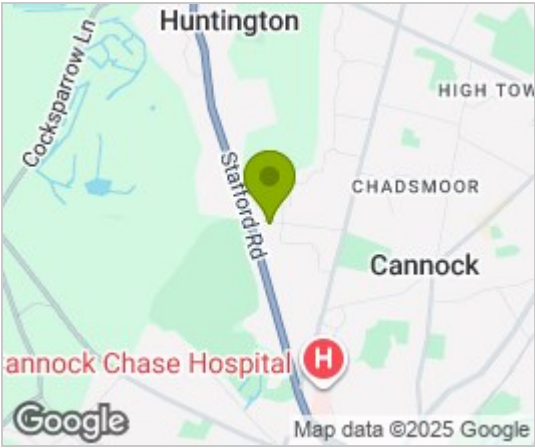
Fixtures and Fittings:

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.

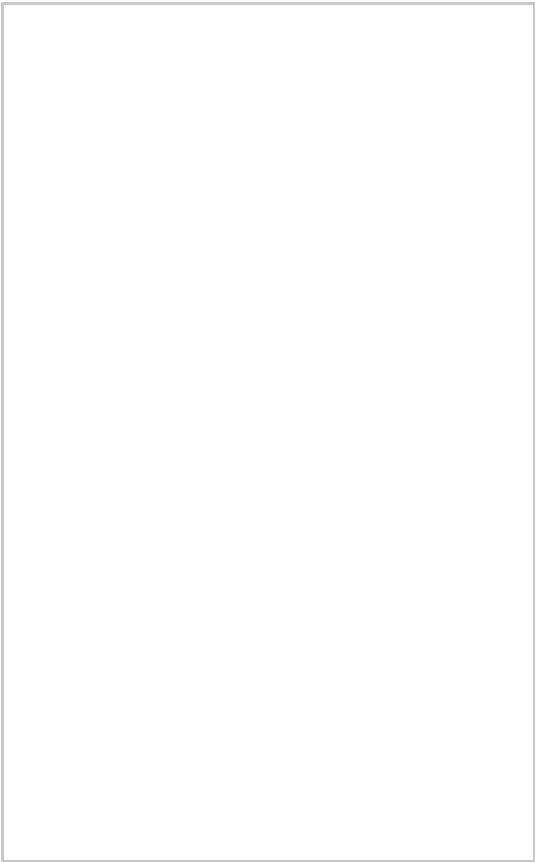
Money Laundering;

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

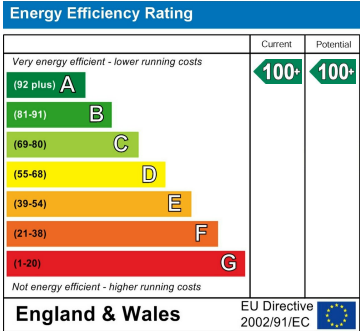
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

