



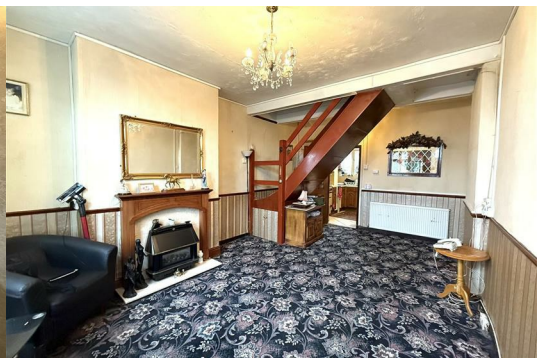
103 Rawnsley Road

, Cannock, WS12 1JG

£150,000

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Chase Owl are pleased to market this traditional three bedroom mid terraced property. In need of some upgrade and being offered with NO UPWARD CHAIN, ideal for first time buyers or Investors. Having Entrance Porch, Lounge/ Dining Room, Fitted Kitchen, Inner Hallway and Downstairs Bathroom. First floor Landing to Three Bedrooms. Gardens to front and rear, with off road parking and Garage.



Entrance Porch

Approached from upvc double glazed front entrance door with windows to side and further door to Lounge.

Lounge/ Dining Room 18'6" x 11'11" (5.64m x 3.63m)

Having wooden feature fire surround with gas fire on hearth. Ceiling light points, radiators, decorative dado rail and upvc double glazed window to front aspect. Stairs leading to First Floor Landing.

Fitted Kitchen 11'11 x 8'6" (3.63m x 2.59m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with drainer and tiled splash. Gas cooker, space with plumbing for washing machine, tiled flooring, ceiling light point and window to rear aspect. Door to Inner Hallway.

Inner Hallway

Having ceiling light point, tiled flooring, integrated fridge/freezer and door to storage area and access to Rear Garden. Door to Bathroom.

Downstairs Bathroom

Comprising walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, radiator, built in airing cupboard and upvc double glazed window to rear aspect.

First Floor Landing

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

Bedroom One 12'0" x 11'11" (3.66m x 3.63m)

Having cast iron feature grate, ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 12'1" x 11'11" (3.68m x 3.63m)

Having cast iron feature grate, ceiling light point, radiator, airing cupboard housing combination boiler and upvc double glazed window to rear aspect. Door leading into Bedroom Three.

Bedroom Three 10'10" x 7'9" (3.30m x 2.36m)

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

Outside

The front of the property having a walled fore garden being laid to lawn with borders and pathway to front entrance door. The rear of the property is accessed via shared driveway and having off road parking and Detached Garage. A gate leading to lawn with mature borders.

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.

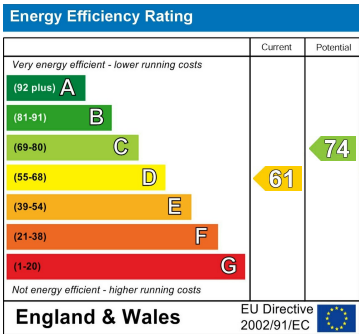
Area Map



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.

