



## 31 Chadwick Crescent

, Hill Ridware, WS15 3QW

**£220,000**





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## Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

## Fitted Kitchen

13'1" x 8'4" (3.99m x 2.54m)

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 electric cooker, further appliance spaces and wall mounted boiler. Ceiling light point, radiator and upvc double glazed window to front aspect. Upvc door to side elevation.

## Lounge

15'1" x 14'11" (4.60m x 4.55m)

Having a wooden feature fire surround with electric fire on a tiled hearth. Two ceiling light points, radiator and upvc double glazed window to rear aspect.

## First Floor Landing

Approached from stairs in Hallway and having ceiling light point, radiator and loft access with ladder.

## Bedroom One

15'1" x 11'10" (4.60m x 3.61m)

Having ceiling light point, radiator, useful over stairs storage cupboard and upvc double glazed window to front aspect.

## Bedroom Two

13'0" x 8'6" (3.96m x 2.59m)

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

## Bedroom Three

12'10" x 6'1" (3.91m x 1.85m)

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

## Bathroom

Comprising panelled bath with shower over and screen, w.c and hand wash basin. Ceiling light point, radiator, part tiling to walls and upvc double glazed window to side aspect.

## Outside

The front of the property having a shared gated entrance leading to off road parking. Paved pathway to the rear garden being mainly laid to lawn with patio, storage shed and outside tap.

The property has solar panels installed, owned by the current vendor, not leased.

## 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.

Tel: 01889 358172



Road Map



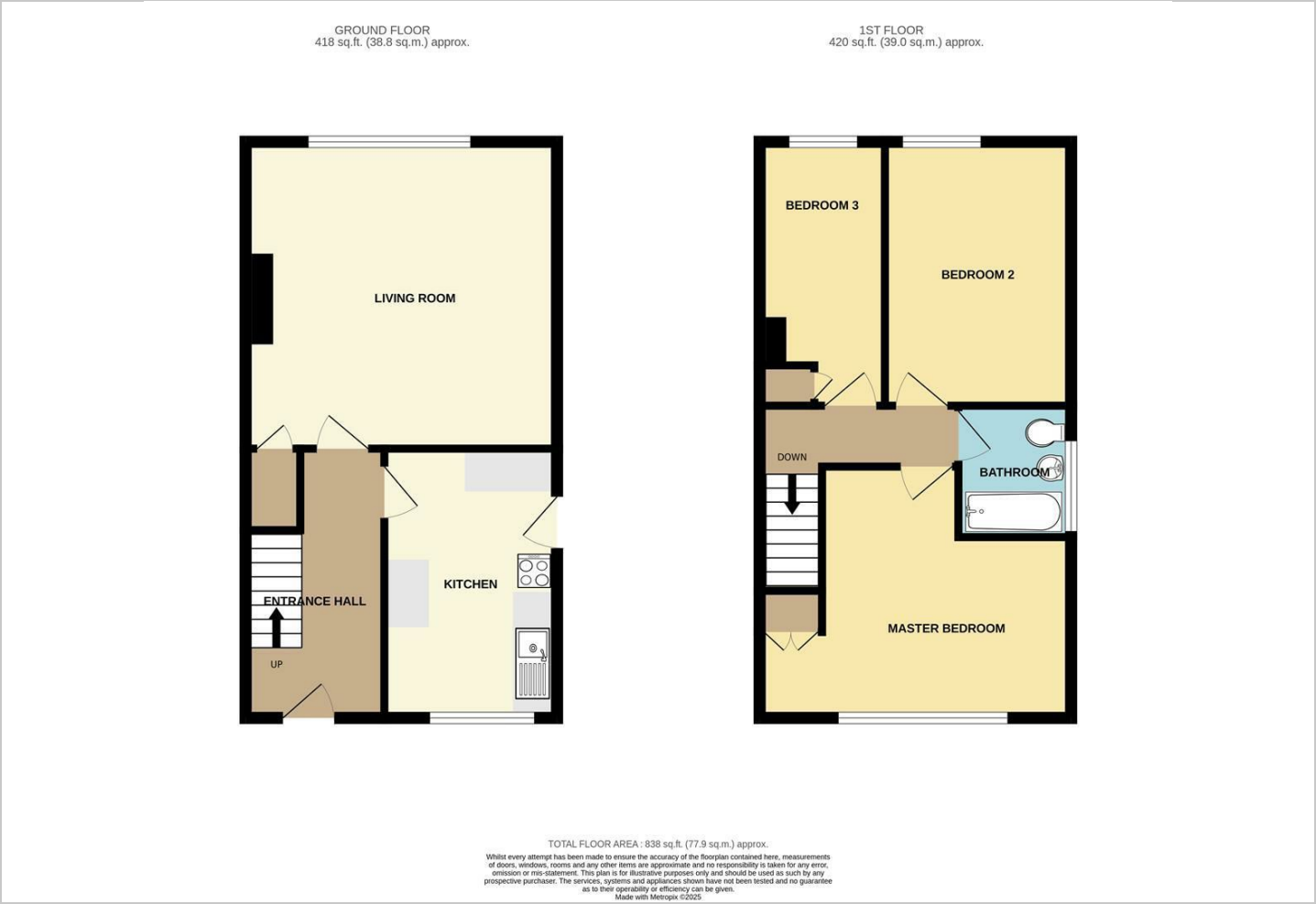
Hybrid Map



Terrain Map



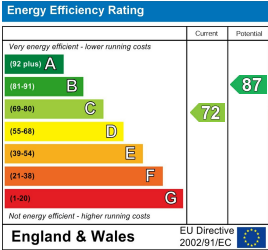
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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.