chase owl estates

3 The Uplands

Great Haywood, Stafford, ST18 0SQ

£117,500

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Chase Owl are pleased to market this two bedroom first floor purpose built flat. Being ideal for First Time Buyers in a quiet location with the added bonus of OFF ROAD PARKING AND PRIVATE GARDEN. Available with NO UPWARD CHAIN. Communal Hall to Entrance Hallway, Bathroom, Breakfast Kitchen, Lounge, Inner Lobby to Two Bedrooms. Off road Parking and Enclosed Private Garden.

Communal Hallway
Approached from communal door to secure entry system and stairs to First Floor Landing.

Entrance Hallway
Approached from front entrance door and having ceiling light point and radiator.

Breakfast Kitchen 12'8" x 11'11" (3.86m x 3.63m)
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 hob and extractor over, space with plumbing for washing machine and two further appliance spaces. Ceiling light point, radiator, breakfast bar seating area, useful pantry cupboard with shelving and further cupboard housing combination boiler. Upvc double glazed window to front aspect.

Lounge 17'5" x 10'10" (5.31m x 3.30m)
Having wooden feature fire surround with electric fire on hearth. Ceiling light point, coving, two radiators, wall lights and upvc double glazed windows to side aspects. Door to Inner Lobby and Bedrooms.

Inner Lobby
Having light point and loft access.

Bedroom One 15'11" x 8'4" (4.85m x 2.54m)
Being fitted with a range of bedroom furniture. Ceiling light point, radiator and upvc double glazed window to side aspect.

Bedroom Two 12'8" x 8'3" (3.86m x 2.51m)
Having fitted wardrobes, ceiling light point, radiator, walk in cupboard and upvc double glazed window to side aspect.

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

Outside
The property is located on a corner plot with private off road parking through wrought iron gates. Also having its own private enclosed Garden with pathway to gravelled borders being planted with shrubs, flowers and decorative arbour.

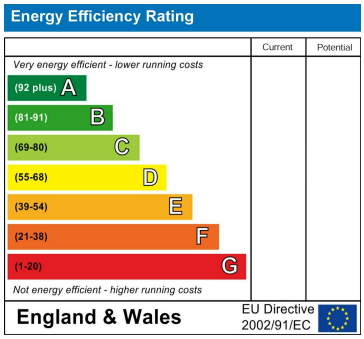
Agents Note
The property is LEASEHOLD with the vendors advising a lease was granted in 1983 for 125 years, with approx 82 years remaining. Ground Rent £10.00 per annum and Maintenance Charge £600.00 per annum, includes building insurance.

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.

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