chase owl estates

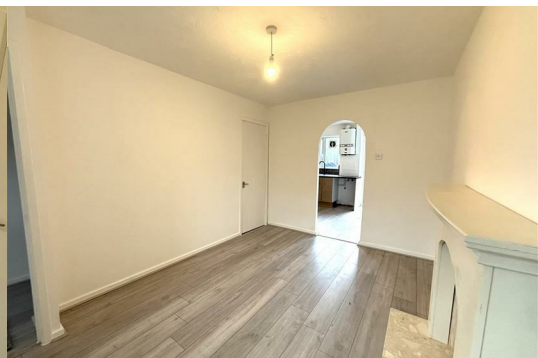
25 Heath Way

Heath Hayes, Cannock, WS11 7WA

£169,995

2 1 1 C

Chase Owl are pleased to market this modern two bedroom town house. Being ideal for First Time Buyers or Investors, being walking distance to local amenities and offered with NO UPWARD CHAIN. Having Entrance Hallway, Lounge and Breakfast Kitchen. First Floor Landing to Two Bedrooms and Refitted Bathroom. Gardens to front and rear with Allocated Parking to rear.



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

Lounge 13'3" x 9'3" (4.04m x 2.82m)
Having feature fire surround with hearth. Ceiling light point, radiator, laminate flooring, useful storage cupboard and upvc double glazed window to front aspect. Arch to;

Breakfast Kitchen 12'2" x 10'0" (3.71m x 3.05m)
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in electric oven with hob over and space for washing machine. Two ceiling light points, radiator, laminate flooring, wall mounted combination boiler and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

First Floor Landing
Approached from stairs in hallway and having ceiling light point, loft access and airing cupboard.

Bedroom One 12'3" x 10'7" (3.73m x 3.23m)
Having ceiling light point, radiator and two upvc double glazed windows to front aspect.

Bedroom Two 9'5" x 5'8" (2.87m x 1.73m)
Having ceiling light point, radiator, built in cupboard and upvc double glazed window to rear aspect.

Refitted Bathroom
Comprising panelled bath with shower over and screen, vanity hand wash basin and w.c. Ceiling light point, heated towel rail, part tiling to walls and upvc double glazed window to rear aspect.

Outside
The front of the property having a lawned fore garden with pathway to front entrance door. The enclosed rear garden is accessed via gate and having lawn with slate borders. One Allocated parking to rear with visitors spaces available.

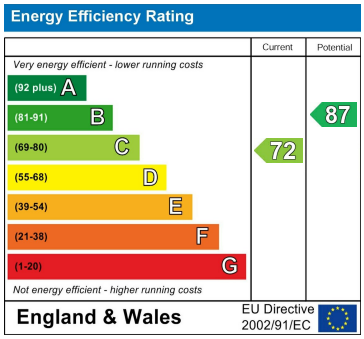
Agents Note
We have been advised via the vendor that although the property is FREEHOLD there is a service charge to pay for the maintaince of communal areas. This being approx £170.00 per annum.

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.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB
Tel: 01889 358172 Email: sales@chaseowlestates.co.uk www.chaseowlestates.co.uk