chase owl estates



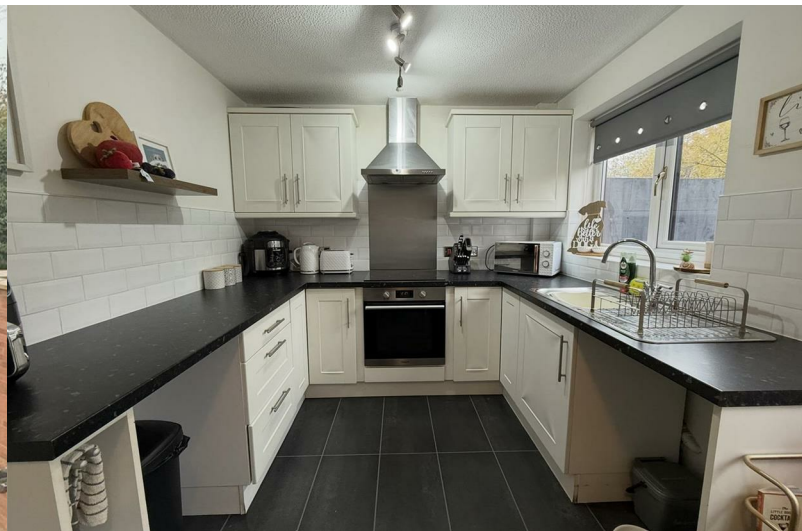
12 Farm Close

Hednesford, Cannock, WS12 2BX

Offers over £235,000

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Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator and upvc double glazed window to side aspect. Stairs to First Floor Landing and door to Lounge.

Lounge

13'6" x 10'3" (4.11m x 3.12m)

Having a feature fire surround with inset electric fire on marble hearth. Ceiling light point, radiator, coving and upvc double glazed window to front aspect.

Breakfast Kitchen

13'4" x 8'5" (4.06m x 2.57m)

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 induction hob and extractor hood over, two appliance spaces and useful larder cupboard. Two ceiling lights, radiator, tiled flooring and two upvc double glazed windows to rear aspect. Access door to Garage.

First Floor Landing

Approached from stairs in hallway and having ceiling light point, loft access, coving and upvc double glazed window to side aspect.

Bedroom One

11'8" x 10'2" (3.56m x 3.10m)

Having built in wardrobes. Ceiling light point, radiator, coving, airing cupboard housing combination boiler and upvc double glazed window to front aspect.

Bedroom Two

10'2" x 6'11" (3.10m x 2.11m)

Having fitted wardrobes. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Inset ceiling lights, radiator, extractor fan, tiling to walls and flooring and upvc double glazed window to rear aspect.

Outside

The property having a lawned fore garden with pathway to front entrance door. A driveway provides parking for two vehicles which in turn leads to Garage with up and over door, having light, power and plumbing for washing machine. A further door with access to the enclosed rear garden. This being mainly laid to lawn with planted borders, paved patio and outside tap. A gate at the rear allows access to the woodland for afternoon walks.

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.

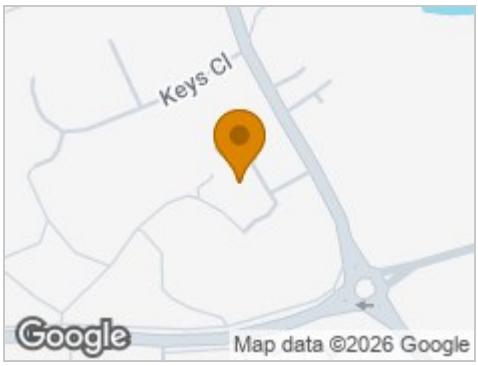








Road Map



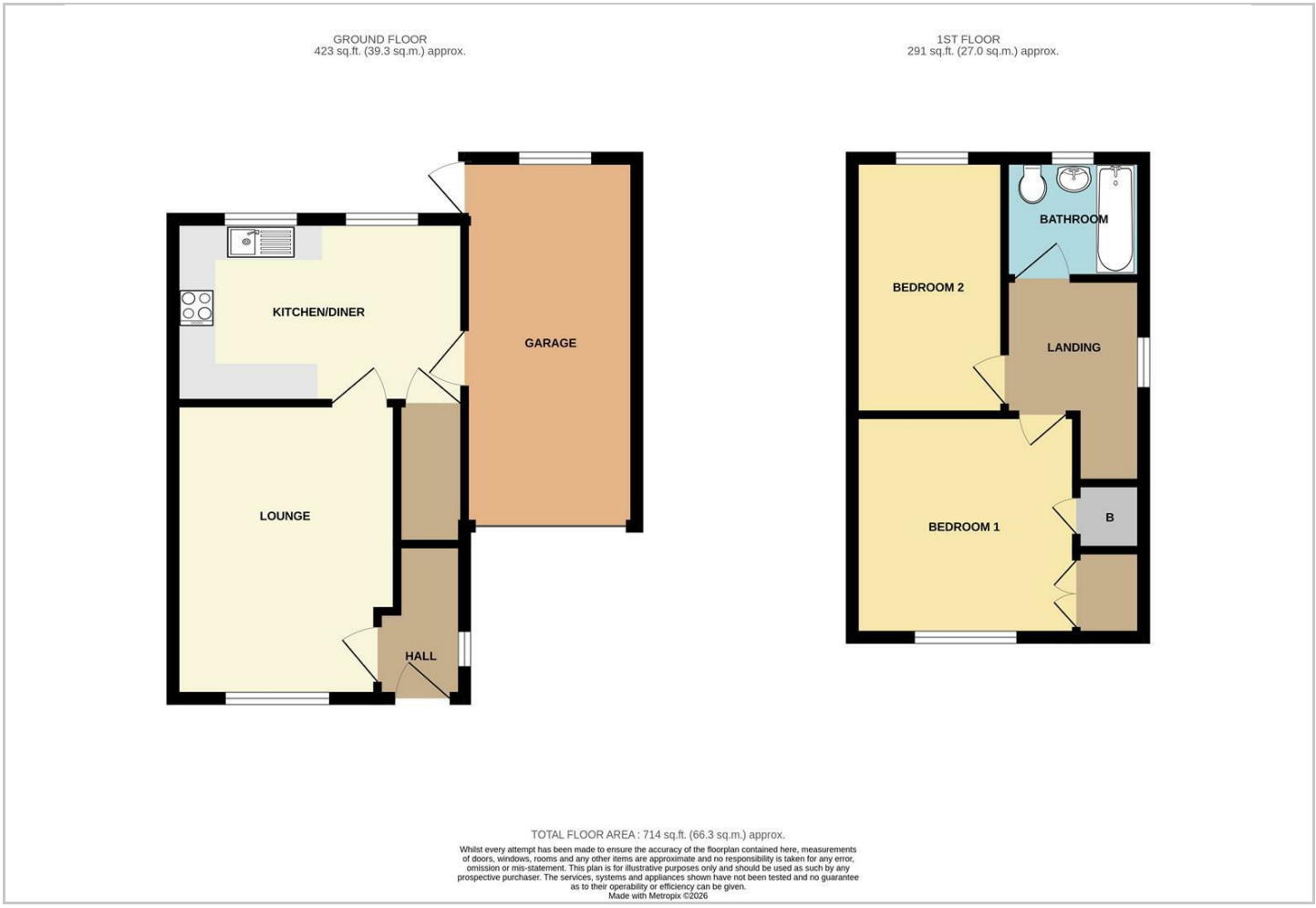
Hybrid Map



Terrain Map



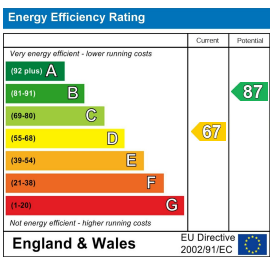
Floor Plan



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.

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