



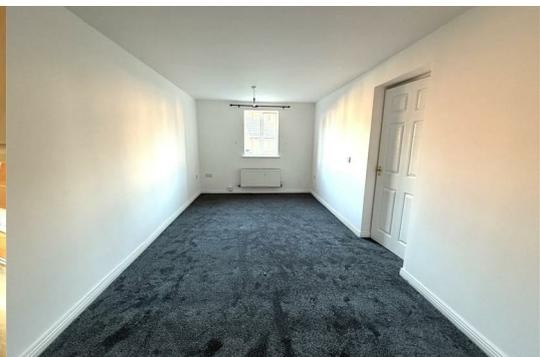
10 Silverdale Drive

, Burntwood, WS7 3UY

Guide price £134,995



Chase Owl are pleased to market this modern two bedroom ground floor apartment with NO UPWARD CHAIN. Being ideal for First Time Buyers or Investors and located in a quiet cul de sac being close to local amenities. Approached from Communal Entrance and Having Entrance Porch, Inner Hallway, Lounge/Dining Room, Fitted Kitchen, Two Bedrooms and Bathroom. Communal Gardens and Allocated Parking.



Communal Hallway

Approached from Communal front entrance door and having Hallway with stairs to First Floor.

Entrance Porch

Approached from front entrance door and having ceiling light point, radiator, communal intercom and upvc double glazed window to rear aspect.

Inner Hallway

Having two ceiling light points and radiator.

Lounge / Dining Room (19'5" x 9'6")

Having two ceiling light points, radiators and upvc double glazed window to front aspect.

Fitted Kitchen (12'1" x 7'2")

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 and extractor fan, space with plumbing for washing machine and further appliance space. Ceiling light point, tiled flooring, wall mounted combination boiler and upvc double glazed window to rear aspect.

Bedroom One (11'9" x 9'4")

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

Bedroom Two (11'9" x 7'1")

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

Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, radiator, extractor fan and part tiling to walls.

Outside

The property having an allocated parking space. Communal gardens and bin store.

Agents Note;

The vendors have advised;

Ground Rent payable £1720.99 per annum

The lease having approx 103 years remaining (125 year lease in 2004)

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.

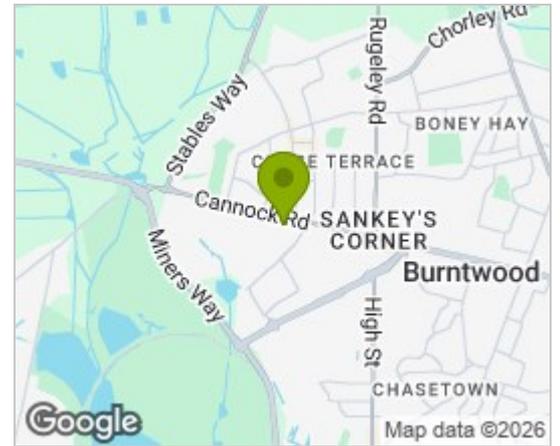
Fixtures and Fittings:

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's 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

