chase owl estates



10 Sycamore Green

, Cannock, WS11 4PN

£220,000

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Entrance Hallway
Approached from a covered canopy and having composite front entrance door. Two ceiling light points, radiator, two useful storage cupboards and Karndean flooring. Stairs to First Floor Landing.

Guest Cloakroom
Comprising w.c. Ceiling light point, tiled flooring, half tiling to walls and upvc double glazed window to front aspect.

Breakfast Kitchen
15'2" x 11'6" (4.62m x 3.51m)
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 gas hob and extractor over, space with plumbing for washing machine and further appliance space. Wall mounted boiler, inset ceiling lights, radiator, Karndean flooring and upvc double glazed window to front aspect. Composite stable door to side elevation.

Lounge
17'3" x 10'4" (5.26m x 3.15m)
Having Inglenook style fireplace with log burner on slate hearth. Two ceiling light points, radiator, tiled flooring, picture window to Kitchen and bi fold doors to Rear Garden.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, loft access, radiator, good sized airing cupboard and further storage cupboard over the stairs.

Bedroom One
13'6" x 10'1" (4.11m x 3.07m)
Having wardrobe space. Ceiling light point, radiator and two upvc double glazed windows to rear aspect.

Bedroom Two
10'1" x 8'8" (3.07m x 2.64m)
Having ceiling light point, radiator, built in cupboard and upvc double glazed window to rear aspect.

Bedroom Three
11'3" x 5'8" (3.43m x 1.73m)
Having ceiling light point, radiator and two upvc double glazed windows to front aspect.

Refitted Shower Room
Comprising walk in shower cubicle, w.c and his and her vanity hand wash basins. Inset ceiling lights, extractor fan, tiled flooring, two radiators, tiling to walls and upvc double glazed window to front aspect.

Outside
The property is approached from pedestrian pathway and having a gravelled fore garden with paved path to front entrance door and wrought iron gate to Rear Garden. The enclosed Rear Garden having a block paved patio with steps down to lawn with gravelled borders, a decked seating area, shed and brick built Garden Shed with power.

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.









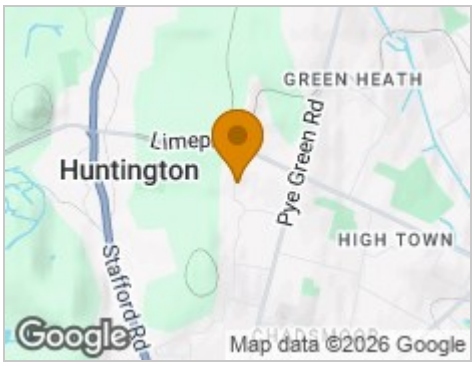
Road Map



Hybrid Map



Terrain Map



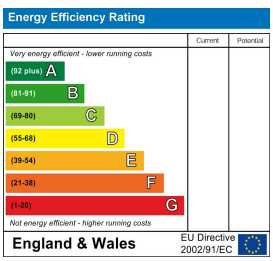
Floor Plan



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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