



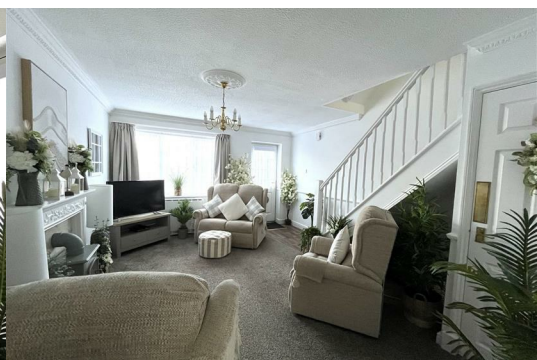
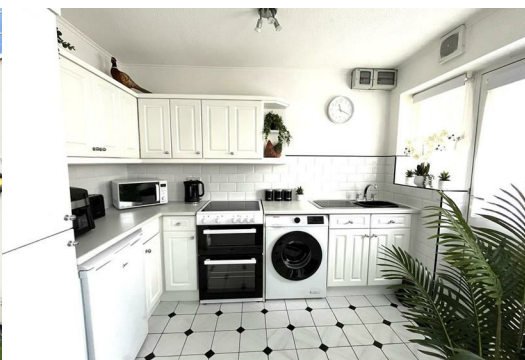
5 Lord Uxbridge Mews Anglesey Street

Hednesford, Cannock, WS12 1DN

£130,000



Chase Owl are pleased to market this beautifully presented two Bedroom mid terraced town house. Located within a gated complex, being walking distance to local amenities and ideal for First Time Buyers or Investors. Having Lounge, Dining room and Fitted Kitchen. First Floor Landing to Two Bedrooms and Shower Room. One allocated Parking space and Communal Gardens.



Lounge 15'9" x 12'8" (4.80m x 3.86m)

Approached from composite front entrance door and having a feature wooden fireplace with electric effect log burner and marble hearth. Ceiling light point, decorative dado rail, economy seven wall heater, useful storage cupboard and upvc double glazed window to front aspect. Double doors to Dining Room and stairs leading to First Floor Landing.

Dining Room 10'1" x 4'9" (3.07m x 1.45m)

Having ceiling light point, decorative dado rail, economy seven electric wall heater and upvc double glazed window to rear aspect. Open to Fitted Kitchen.

Fitted Kitchen 9'10" x 6'6" (3.00m x 1.98m)

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. Freestanding electric cooker, fridge, freezer and washing machine. Ceiling light point, tiled flooring, extractor fan and door to rear elevation.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point, loft access, airing cupboard housing hot water tank and economy seven electric wall heater.

Bedroom One 12'1" x 10'6" (3.68m x 3.20m)

Being fitted with a range of wardrobes. Ceiling light point, electric wall heater and upvc double glazed window to front aspect.

Bedroom Two 11'9" x 6'6" (3.58m x 1.98m)

Having ceiling light point, fitted wardrobe, electric wall heater and upvc double glazed window to rear aspect.

Shower Room

Comprising walk in corner shower cubicle, vanity hand wash basin and closet w.c. Ceiling light point, extractor fan, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The property is located in a gated secure complex with electric gates to the parking area. Having one allocated parking space. Pleasant Communal Gardens with pedestrian gate to the front of the development.

Agents Note

The property is LEASEHOLD with approx 967 years remaining on the lease. Service Charge payable approx £306.00 every three months. This charge covers the maintenance of the car park, communal gardens and 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.

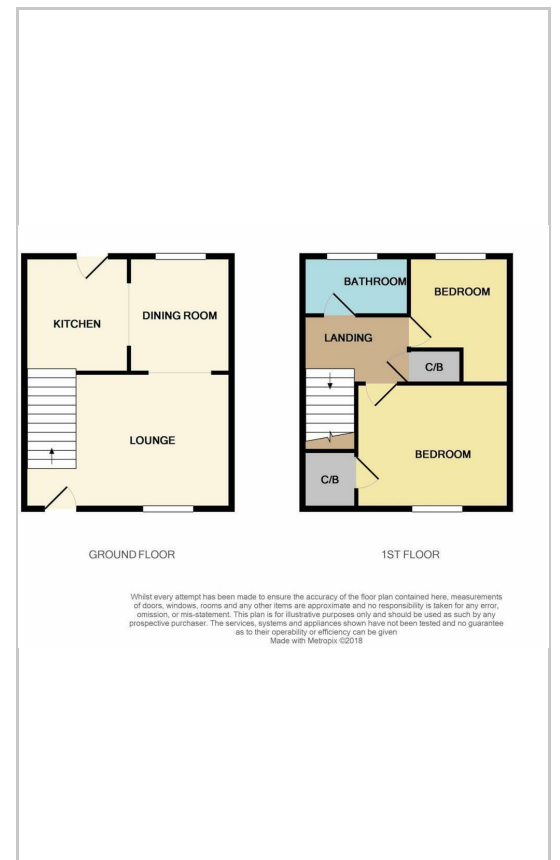
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

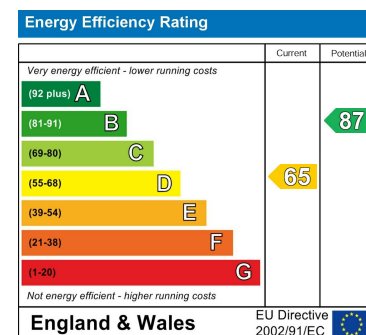
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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