



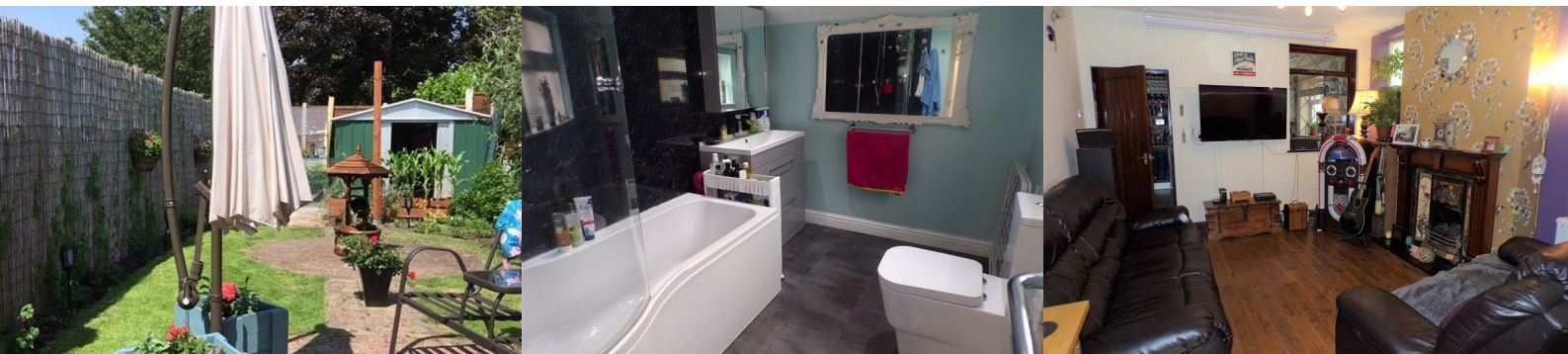
32 Dartmouth Road

, Cannock, WS11 1HF

Guide price £182,500



Chase Owl are pleased to market this spacious traditional three bedroom end terraced property. Being ideal for First Time Buyers/Investors and walking distance to local amenities. Entrance Hall, Dining Room, Cellar, Lounge, Fitted Kitchen and Downstairs Bathroom. First Floor Landing to Three Bedroom. Off road Parking and Good sized Garden to rear.



Entrance Hall

Approached from composite front entrance door and having ceiling light point, ladder radiator, laminate flooring and further door to Dining Room.

Dining Room (11'0" x 11'0")

Having ceiling light point, laminate flooring and upvc double glazed window to front aspect. Door leading to First Floor Landing, trap door to Cellar and being open plan to Lounge.

Lounge (16'7" x 11'7")

Having wooden feature fire surround with inset gas fire on hearth. Wall light, radiator, laminate flooring, ceiling light point and two upvc double glazed window to side aspect. Door leading to Fitted Kitchen.

Fitted Kitchen (11'8" x 12'6")

Being fitted with a range of wall and base mounted units with work surfaces over incorporating inset sink with telescopic tap, drainer and tiled splash back. Freestanding gas cooker, space with plumbing for washing machine and further appliance spaces. Two ceiling light points, wall mounted boiler, tiled flooring and upvc double glazed window to side aspect. Upvc door giving access to the Rear Garden.

Downstairs Bathroom

Comprising shaped paneled bath with shower over and screen, vanity hand wash basin and w.c. Inset ceiling lights, radiator with heated towel rail over, laminate flooring and upvc double glazed window to rear aspect.

First Floor Landing

Approached from stairs in Dining Room and having ceiling light point and upvc double glazed window to side aspect.

Bedroom One (11'8" x 10'6")

Having ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

Bedroom Two (12'8" x 11'7")

Having ceiling light point, laminate flooring, radiator, door to storage cupboard and loft access and upvc double glazed window to rear aspect. Door to Bedroom Three.

Bedroom Three (12'8" x 6'8")

Currently used as a dressing room with clothes rails and shelving. Ceiling light point, radiator, laminate flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having block paved driveway for two vehicles. A gate leading to the rear garden with paved pathway, over head lighting and storage shed. further path to a decked seating area, lawn with borders, shed and outside tap.

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.

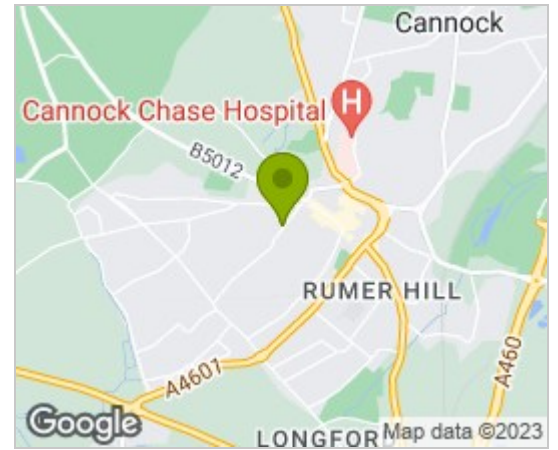
Fixtures and Fittings:

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.

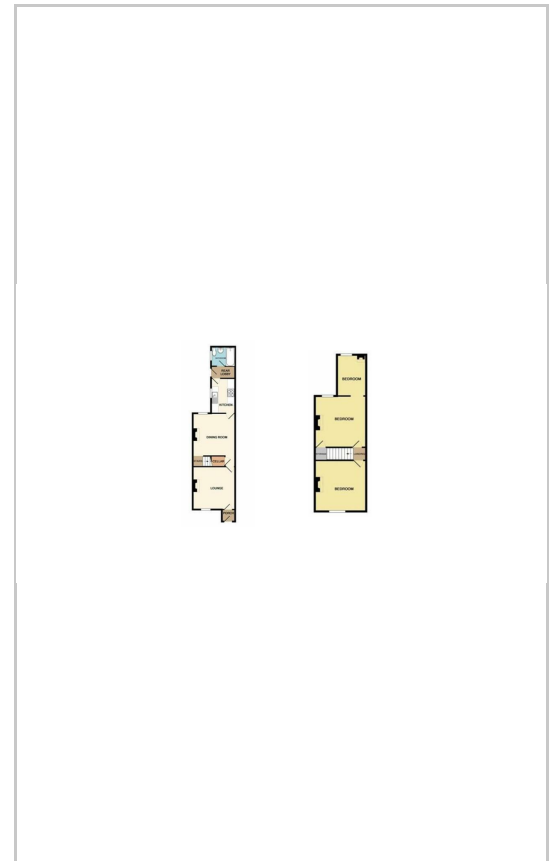
Money Laundering;

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

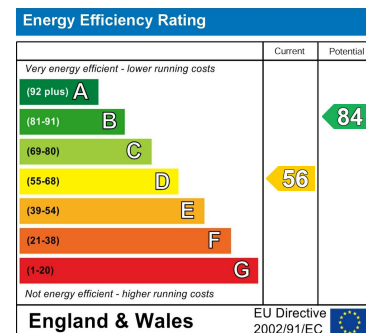
Area Map



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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