



2 Foxes Rake

, Cannock, WS11 5UD

£199,995



Chase Owl are pleased to market this modern two Bedroom end terrace home. Offered with NO UPWARD CHAIN the property is perfect for First Time Buyers or Investors and being close to local amenities. Having Entrance Hallway, Lounge, Breakfast Kitchen and Conservatory. First Floor Landing to Two Bedrooms and Bathroom. Driveway for off road parking and Enclosed Garden to rear.



Entrance Hallway

Approached from hardwood front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

Lounge 13'9" x 9'8" (4.19m x 2.95m)

Having wooden feature fire surround with marble hearth. Ceiling light point, coving, radiator, decorative dado rail and upvc double glazed window to front aspect. Door to Kitchen.

Breakfast Kitchen 12'10" x 9'11" (3.91m x 3.02m)

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 gas hob and extractor over, space with plumbing for washing machine and further appliance space. Two ceiling light points, coving, radiator, useful larder cupboard and upvc double glazed windows to side and rear aspects. French doors leading to Conservatory.

Conservatory 8'11" x 6'7" (2.72m x 2.01m)

Being constructed of brick and upvc double glazed frame and having ceiling light/fan, laminate flooring and French doors to Rear Garden.

First Floor Landing

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

Bedroom One 11'0" x 10'4" (3.35m x 3.15m)

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

Bedroom Two 11'6" x 6'6" (3.51m x 1.98m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bathroom

Comprising panelled bath with shower over and screen, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, part tiling to walls, radiator and upvc double glazed window to rear aspect.

Outside

The front of the property having a paved driveway providing parking for several vehicles. Gate allowing access to the enclosed rear garden having paved patio, two decked seating areas, 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.

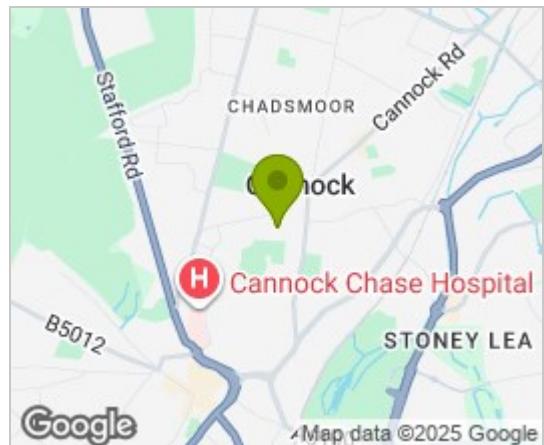
Fixtures and Fittings:

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.

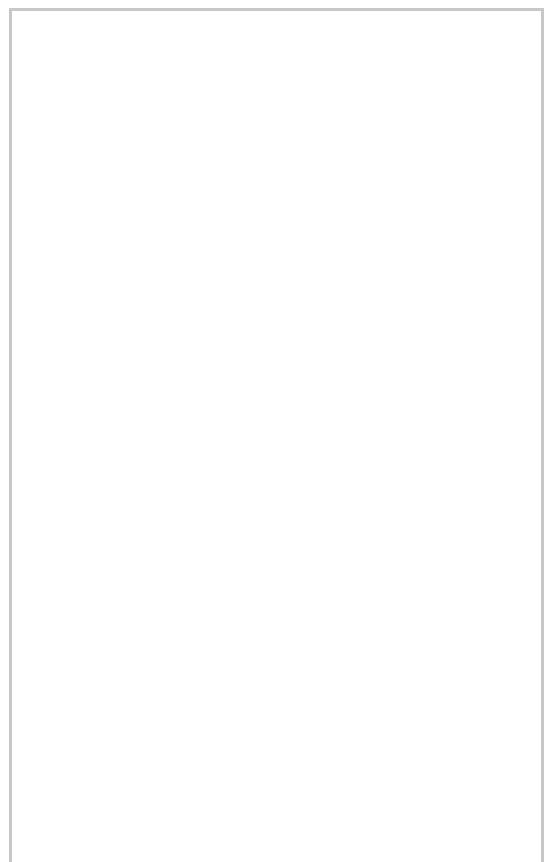
Money Laundering;

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

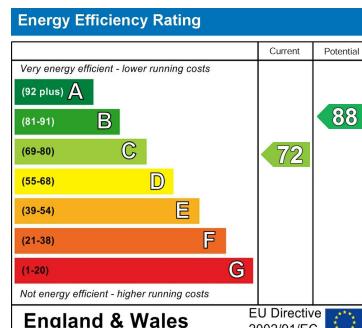
Area Map



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.

