



38 Redhill Road

Chadsmoor, Cannock, WS11 5JG

Offers in excess of £250,000



38 Redhill Road

Chadsmoor, Cannock, WS11 5JG

Offers in excess of £250,000



Entrance Hallway

Approached from upvc double glazed front entrance door with side screen and having ceiling light point, tiled flooring, radiator, useful storage cupboard and loft access.

Lounge

15'9" x 14'9" (4.80m x 4.50m)

Having two ceiling light points, radiators and two upvc double glazed windows to front aspect. Upvc double glazed sliding patio door to the enclosed Rear Garden.

Breakfast Kitchen

20'8" x 9'10" (6.30m x 3.00m)

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, tumble dryer and further appliance space. Two ceiling light points, radiator, tiled flooring and upvc double glazed windows to rear and side aspects. Upvc double glazed door to Rear Garden.

Bedroom One

11'6" x 11'6" (3.51m x 3.51m)

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

Bedroom Two

12'2" x 9'10" (3.71m x 3.00m)

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

Bathroom

Comprising panelled bath, w.c, pedestal hand wash

basin and walk in shower cubicle. Ceiling light point, extractor fan, radiator and tiling to walls and flooring. Upvc double glazed window to rear aspect.

Outside

The property is situated behind a hedgerow with wrought iron gates leading to driveway for two vehicles with a covered carport. A paved pathway allows access to the front entrance door and continuing to a Gate leading to the enclosed rear garden. This being mainly laid to lawn with borders, paved patio, 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.



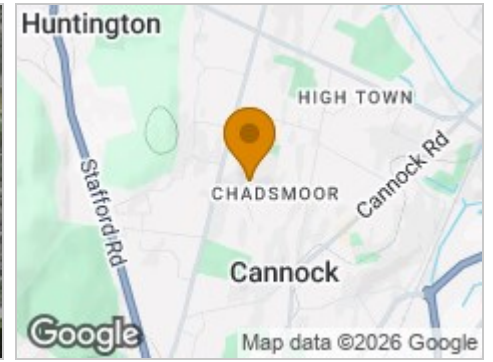
Road Map



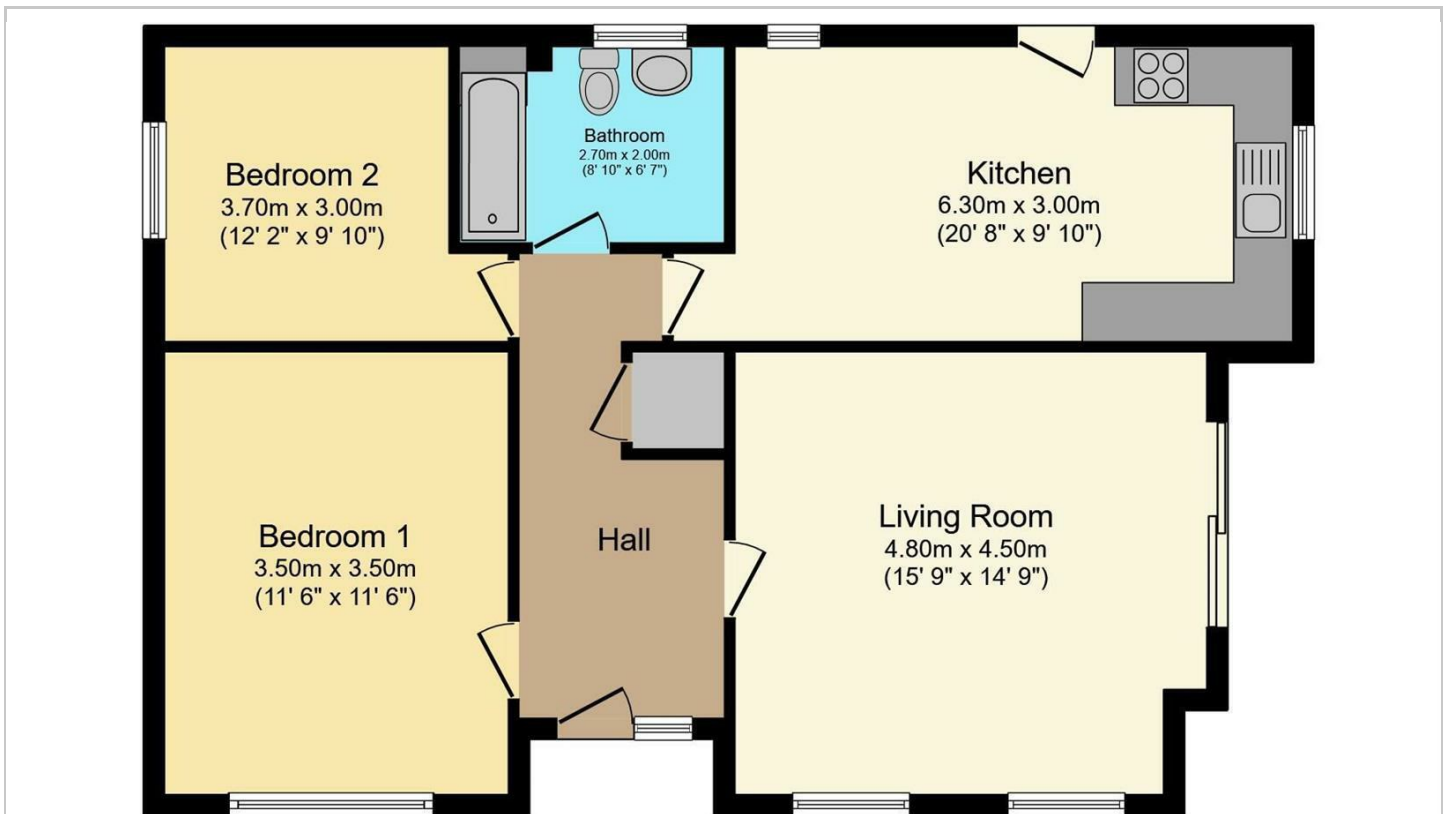
Hybrid Map



Terrain Map



Floor Plan



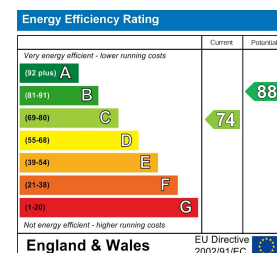
Total floor area 80.9 sq.m. (871 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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