



33 Winding House Drive

Hednesford, Cannock, WS12 4FP

£68,250



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Entrance Hallway

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

Fitted Kitchen

10'9" x 9'0" (3.28m x 2.74m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor hood over. Four further appliance spaces, wall mounted combination boiler, ceiling light point and upvc double glazed window to front aspect. Open plan to Lounge.

Lounge

12'0" x 12'1" (3.66m x 3.68m)

Having ceiling light point, two radiators, laminate flooring and French upvc double glazed doors to Rear Garden.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, extractor fan and radiator.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access being boarded with ladder.

Bedroom One

12'2" x 7'9" (3.71m x 2.36m)

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

Bedroom Two

12'1" x 7'7" (3.68m x 2.31m)

Having ceiling light point, radiator, t.v point and two upvc double glazed windows to front aspect.

Bathroom

Comprising paneled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, radiator, extractor fan and upvc double glazed window to side aspect.

Outside

The front of the property having allocated parking. A side gate giving access to the enclosed rear garden having a paved patio to lawn and shed.

Agents Notes

The property being LEASEHOLD with 2.5% rent multiplier and SERVICE CHARGE AND RENT PAYABLE AT £331.45 for 35% share.

All purchasers must be eligible for HELP TO BUY and have a household income of less than £80,000. Shared ownership is with Walsall Housing Group

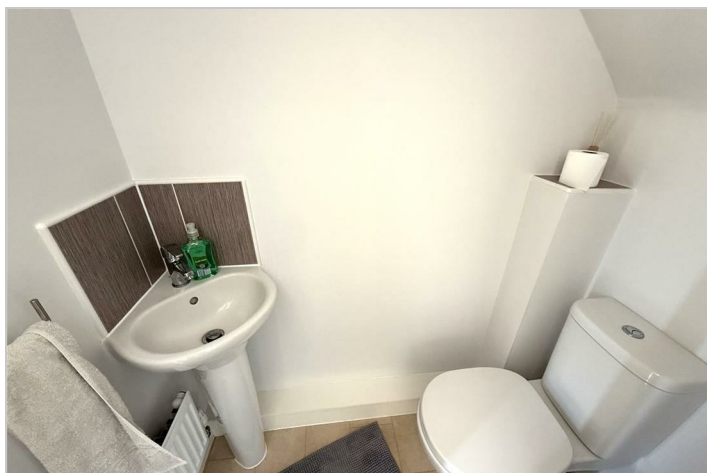
Agents Note

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



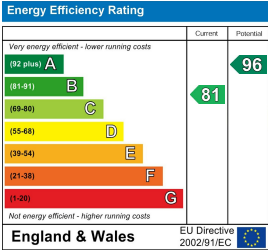
Floor Plan



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.