



## 3 Clifton Avenue

, Cannock, WS11 1QR

**Offers in excess of £200,000**



Chase Owl are pleased to market this three bedroom semi detached property. Situated in a desirable location, close to local amenities, ideal for First Time Buyers and being offered with NO UPWARD CHAIN. Having Entrance Porch, Reception Hallway, Lounge and Fitted Breakfast Kitchen. First Floor Landing to Three good sized Bedrooms and Shower Room. Driveway to Garage and enclosed Garden to rear.



### Entrance Porch

Approached from upvc double glazed front entrance door with window to side and having further doors to Hallway.

### Reception Hallway

Having wall light, electric wall heater and stairs to First Floor Landing.

### Lounge 18'4" x 9'11" (5.59m x 3.02m)

Having wall mounted gas fire on hearth. Wall light, coving and upvc double glazed window to rear aspect.

### Breakfast Kitchen 16'0" x 6'3" (4.88m x 1.91m)

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Electric cooker with extractor over, washing machine and three further appliance spaces. Breakfast bar for seating, wall heater, larder storage cupboard, ceiling light point and upvc double glazed windows to rear and side aspects. Upvc double glazed door to side elevation leading 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 15'1" x 10'0" (4.60m x 3.05m)

Having ceiling light point, built in wardrobes and upvc double glazed window to rear aspect.

### Bedroom Two 11'9" x 9'11" (3.58m x 3.02m)

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

### Bedroom Three 12'1" x 6'5" (3.68m x 1.96m)

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

### Shower Room

Comprising walk in corner shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, wall heater, extractor fan, airing cupboard housing hot water cylinder and upvc double glazed window to front aspect.

### Outside

The front of the property having driveway to Garage with up and over door. A gravelled foregarden with shrubs and pedestrian gate leading to Rear Garden. The enclosed rear garden having paved patio to lawn with flower borders, shed, outside tap and gate for rear access.

### 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.

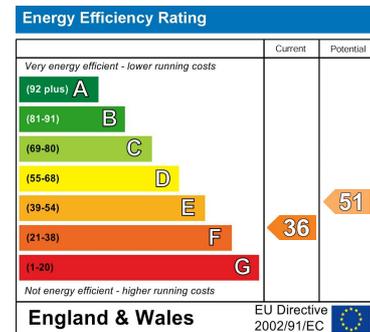
### Area Map



### 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.

