



2, Ring O Bells Apartments 80 Chorley Road,
Burntwood, Staffordshire, WS7 2NX

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£170,000

Welcome to the Ring O Bells! Bill Tandy and Company are delighted to be offering to the market these four luxury two-bedroom apartments housed in the converted Ring O Bells Pub, adjacent to Gentleshaw Common nature reserve. The owners have gone to great care trying to restore the original look of the old public house, matching the original colours for the pebble dash render and restoring the original cast iron road name signs along with 'of course' the RING O BELLS street signage. Each apartment has been meticulously designed to combine comfort and style, with high quality fittings throughout while keeping as much of the original character as possible. The open plan living areas are perfect for entertaining, while offering stunning views of the surrounding greenery. Whilst all being bespoke the varying bedroom spaces offer sharp finishes and plenty of storage space along side sleek modern bathrooms each one fitted with mains plumbed dual head raindrop showers and Indian stone effect tiling. Along with resorting the original building back to its former glory, the owners have created a new redesigned parking area with a disguised bin store and allocated parking for each apartment and communal visitor parking. The area does offer both good local schools and amenities only a short walk away, whilst Burntwood town centre and supermarkets are no more than a few minutes away by car. Individual property descriptions can be found below, we consider an early viewing essential in order to secure one of these exclusive apartments.



ENTRANCE HALL

approached via an attractive composite UPVC double opaque glazed entrance door and having composite UPVC double glazed window to front, radiator, two ceiling light points, smoke detector, power points, cupboard housing the boiler and modern oak doors leading to further accommodation.

OPEN PLAN LIVING KITCHEN AREA

Total measurement 6.60m x 3.50m (21' 8" x 11' 6"). the Kitchen Area 3.30m x 2.00m (10' 10" x 6' 7") having high quality wood effect flooring, wooden Shaker style base and wall mounted units, pre-formed wood effect work surface with matching splashback, inset one and a half bowl sink and drainer, Lamona electric hob with overhead extractor and electric oven set below and ceiling light point. The Living Area 4.60m x 3.50m (15' 1" x 11' 6") having two radiators, ceiling light point, smoke detector, UPVC double glazed French doors with UPVC double glazed side panels opening out to the rear courtyard.

UTILITY ROOM

having matching base and wall mounted units and work surface to those in the kitchen, radiator, space and power for white goods and ceiling light point.

BEDROOM ONE

3.30m x 3.30m (10' 10" x 10' 10") having two UPVC double glazed windows overlooking the fields beyond, ceiling light point and radiator.

BEDROOM TWO

3.80m max (1.90m min) x 3.30m (12' 6" max 6'3" min x 10' 10") having radiator, ceiling light point, high level power points and T.V. sockets and two UPVC double glazed windows overlooking fields beyond.



BATHROOM

having attractive Indian stone effect floor and wall tiling, modern suite comprising low level W.C. with concealed cistern, built in wash hand basin with mixer tap and storage beneath and 'P' shaped bath with mains plumbed dual head shower with rainfall effect, heated towel rail, extractor fan, ceiling light points and built-in shaver socket.

OUTSIDE

To the rear of the property is a private patio area, artificial lawn, a bedding plant border. A paved pathway leads to the rear parking area where there is an allocated parking space for the property, together with visitor parking.

COUNCIL TAX

To be confirmed.

FURTHER INFORMATION

Mains drainage and water connected. Electricity and gas connected. Telephone and Broadband to be confirmed. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



LEASE INFORMATION

To be confirmed.

AGENTS NOTE

Please note pictures are for illustration only and may not represent the exact same apartment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



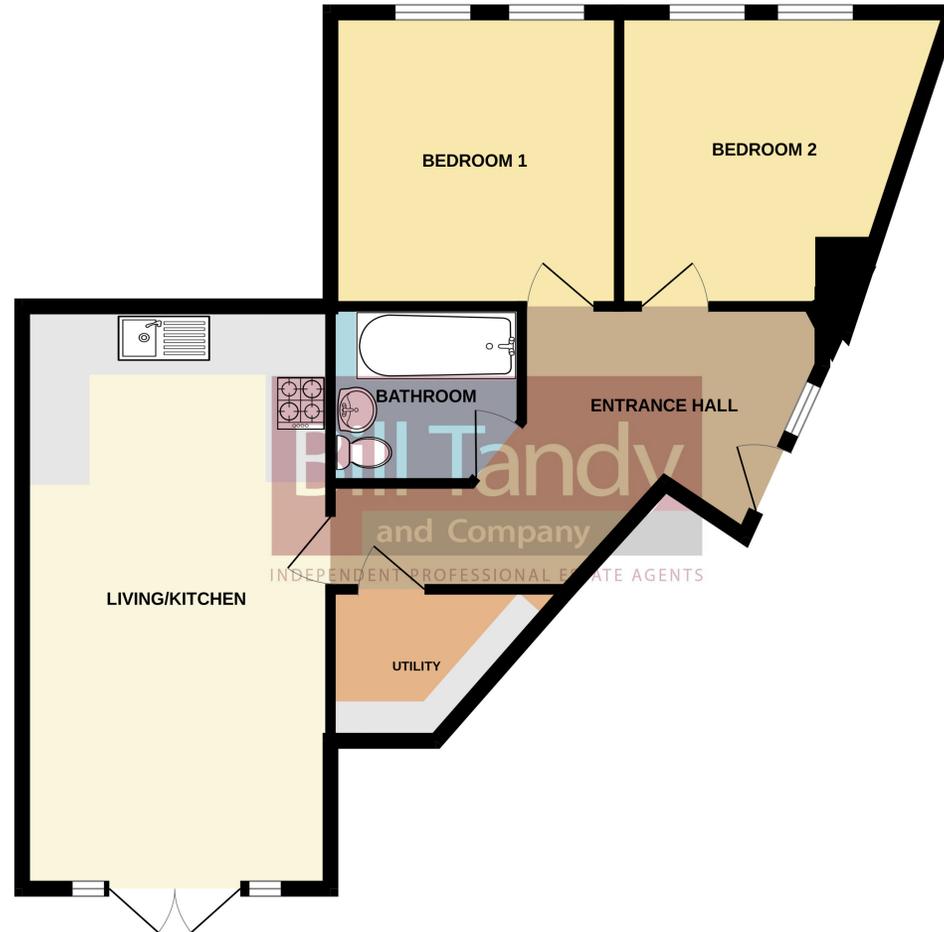
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



PLOT 1



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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burntwood@billtandy.co.uk
Tel: 01543 670 055

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