



RING O' BELLS

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

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£180,000

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.



PRIVATE ENTRANCE HALL

approached via a composite UPVC double glazed entrance door with opaque glazing and having radiator, ceiling light point, smoke detector and stairs rise to the first floor apartment.

SPACIOUS THROUGH RECEPTION HALL

having two ceiling light points, smoke detector, radiator, composite UPVC double glazed window overlooking open fields and modern oak doors lead off to further accommodation.

OPEN PLAN LIVING KITCHEN

Total measurement 6.80m x 3.70m (22' 4" x 12' 2"). The Kitchen Area (3.70m x 3.00m (12' 2" x 9' 10")) has patterned wood effect flooring, wooden Shaker style base and wall mounted units, pre-formed wood effect work surface, useful pantry cupboard, radiator, space and plumbing for white goods, cupboard housing the combination boiler, one and a half bowl sink and drainer with mixer tap, ceiling light point, radiator, UPVC double glazed window to side, Lamona electric hob and integrated oven with extractor above. The Living Space takes up the remaining space having ceiling light point, radiator and composite UPVC double glazed window overlooking the rear.

BEDROOM ONE

4.50m x 3.40m (14' 9" x 11' 2") having composite UPVC double glazed window to front overlooking countryside beyond, radiator and ceiling light point.

BEDROOM TWO

3.50m x 3.30m (11' 6" x 10' 10") having radiator, ceiling light point and composite UPVC double glazed window to front overlooking countryside beyond. There is a loft access hatch with pulldown loft ladder.



CONVERTED LOFT

3.20m x 3.00m (10' 6" x 9' 10") could be used as an additional bedroom or office space subject to the usual planning consents having Velux skylight window, ceiling light point and power points.

BATHROOM

2.30m x 2.30m (7' 7" x 7' 7") having attractive Indian stone effect floor and wall tiling, modern suite comprising low level W.C. with concealed cistern, built in wash hand basin and storage beneath, panelled bath with mains plumbed dual head shower with rainfall effect, heated towel rail, composite UPVC opaque double glazed window to front, shaver socket, extractor fan and recessed downlights.

OUTSIDE

The property has an allocated parking space in the communal parking area where there is also 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 TERMS

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	71	71
(55-68)	D		
(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

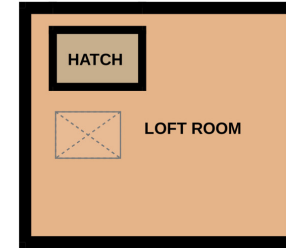
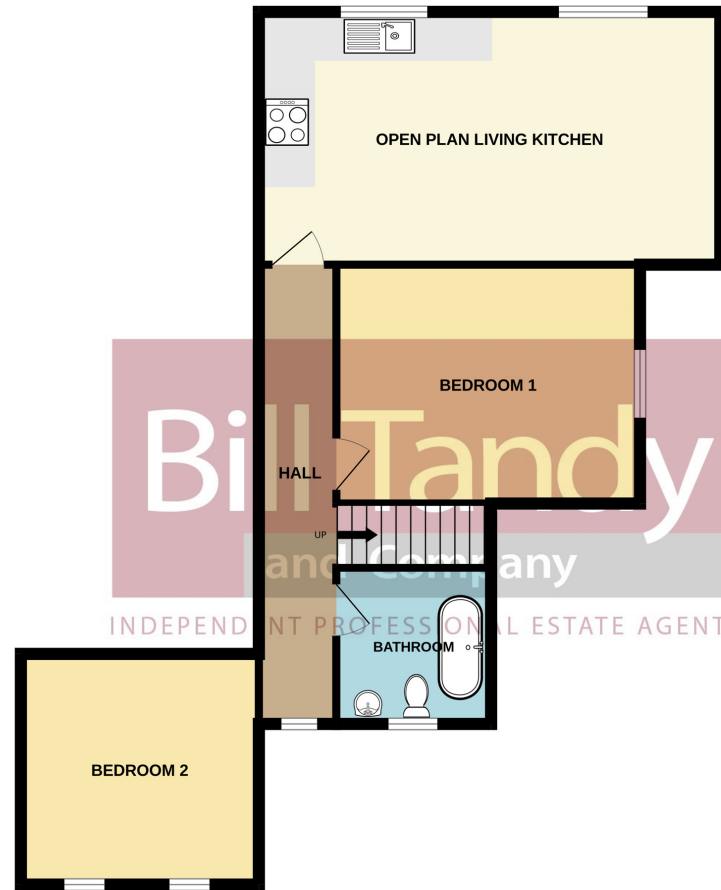
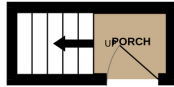
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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.

PORCH
27 sq.ft. (2.5 sq.m.) approx.

PLOT 4 - FIRST FLOOR
737 sq.ft. (68.5 sq.m.) approx.

LOFT ROOM
148 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

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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