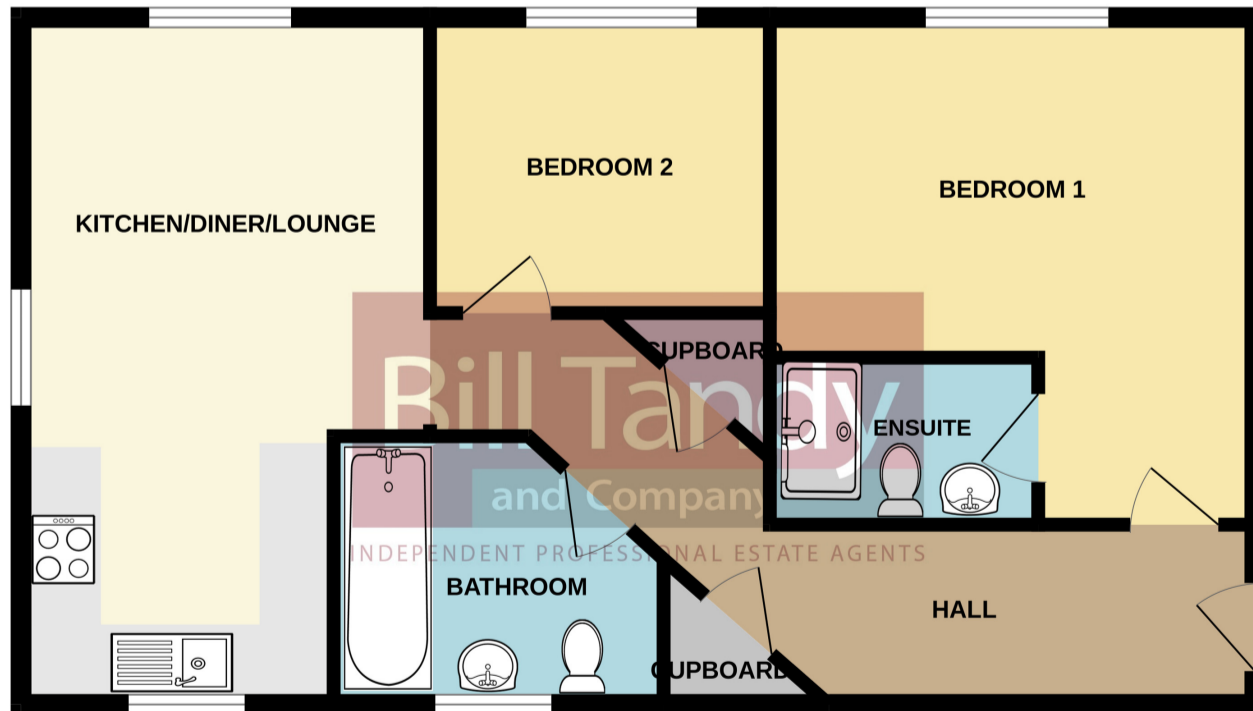




FIRST FLOOR



27 ARNHM HOUSE, COLLIS CLOSE, BURNTWOOD, WS7 3RQ

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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**27 Arnhem House, Collis Close,
Burntwood, Staffordshire, WS7
3RQ**

£159,950 Leasehold

Bill Tandy BURNTWOOD are delighted in offering for sale this recently build and modern 2ND FLOOR apartment situated in a secluded setting compliments with delighted tree lined open aspect. The property would be an ideal first time purchase, investment or ideal for downsizing. The apartment is approached from Rushton Road and proceeding to the end of the cul-de-sac position of Collis Close. With a reception hall complimented with 2 store cupboards, open plan lounge, dining room and modern fitted kitchen providing three aspects, two bedrooms with en-suite shower room and a further main bathroom. As discussed, one of the stunning features is the open aspect to the rear of the building ideal for walks. Early viewings are highly recommended.



LOCATION

Located on the edge of the development, the property is well placed near to Chasewater Heritage railway, Chasewater itself whilst ideal sports facilities are found within walking distance with Chasetown Football club and Burntwood rugby Club. For shopping a short distance away brings you shopping facilities in Chase Terrace with Morrisons and Aldi convenience stores. Commuting has never been so easy with near by access to A5/A38 trunk roads and nearby M6 Toll Road. Trainline access to London and Birmingham is a short drive away to the Cathedral City of Lichfield.

THE APARTMENT IS ARRANGED ON THE SECOND FLOOR TO COMPRISE

Door from the parking area provides access to the communal hall and landing.

SECOND FLOOR

RECEPTION HALL

Double glazed side window, radiator, 2 useful store cupboards, and further doors open to:

OPEN PLAN LOUNGE/DINING/KITCHEN

3.6m x 6.26m (11' 10" x 20' 6") This stunning open plan room enjoys three aspects with double glazed front, side and rear windows with the additional benefit of rear views, 2 radiators. The modern kitchen comprises modern white gloss base cupboards and drawers with wall mounted cupboards, preparation work tops above, inset stainless steel sink, built in oven with four ring gas hob and extractor above, integrated appliances include fridge freezer and washer dryer.

BEDROOM ONE

3.24m x 4.05m (10' 8" x 13' 3") double glazed rear window, radiator and doors opens to



MASTER EN-SUITE

2.1m x 1.5m (6' 11" x 4' 11") With a modern white suite comprising a pedestal wash hand basin, low flush w.c., double shower cubicle with shower over, radiator.

BEDROOM TWO

2.88m x 2.4m (9' 5" x 7' 10") Double glazed rear window, radiator.

BATHROOM

2.16m x 1.7m (7' 1" x 5' 7") double glazed window, chrome towel rail, modern white suite comprises a pedestal wash hand basin, low flush w.c., bath with tiled surround.

OUTSIDE

The property enjoys 1 allocated parking space located to the front of the complex.

FURTHER INFORMATION/SUPPLIERS

Drainage – Mains drainage and Water supply
Electric and gas connected
Broadband connected

For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



LEASE DETAILS / SERVICE CHARGE

The property is leasehold with the lease enjoying 125 years commencing on 1 August 2018. The property is subject to a service charge and ground rent. Service charge of around £116 per month with £125 per annum ground floor. Further details should be checked via your solicitor before legal commitment.

**COUNCIL TAX
BAND B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(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

We understand the property is LEASEHOLD with the lease enjoying 125 years commencing on 1 August 2018. The property is subject to a service charge and ground rent. Service charge of around £116 per month with £125 per annum ground floor. Further details should be checked via your solicitor before legal commitment.

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.

