

Price £180,000

Jayman
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Estate Agents



Foxtail Way

Cannock, Staffordshire, WS12 2FY

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Jayman offer for sale this well presented two bedroom semi detached home on Foxtail Way.

The accommodation comprises, kitchen, lounge/diner, 2 bedrooms, and bathroom/WC. Externally there is a rear garden and garage to the side. A great opportunity for a first time buyer. This property is offered with vacant possession and no chain.

Approach

Approached via driveway leading to garage to side, this ideally located property offers the following accommodation and is offered with no upward chain having previously been a buy-to-let investment property for the current owner.

Hallway

Kitchen 7'6" x 9'6" (2.3 x 2.9)

With a range of storage cupboards, cooker with hob and extractor above, sink and drainer, space for white goods and window to fore.

Lounge/diner 11'9" x 14'1" (3.6 x 4.3)

Plenty of space for sofas and a dining room table and chairs.

There are double doors leading into the garden.

Stairs Leading to;

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Master Bedroom 9'6" x 8'6" (2.9 x 2.6)

Good size double bedroom with fitted wardrobes.

Second Bedroom 8'10" x 11'9" (2.7 x 3.6)

Double bedroom to the rear of the property overlooking the garden.

Bathroom

Suite comprising of shower over the bath, w/c and hand basin.

Garden

Good sized rear garden.

Garage

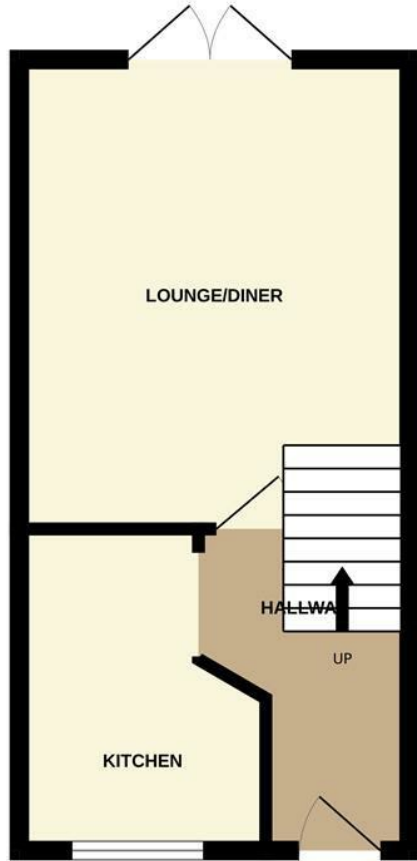
There is a shared garage port and a garage for the property. The driveway has space for two cars.

Offers

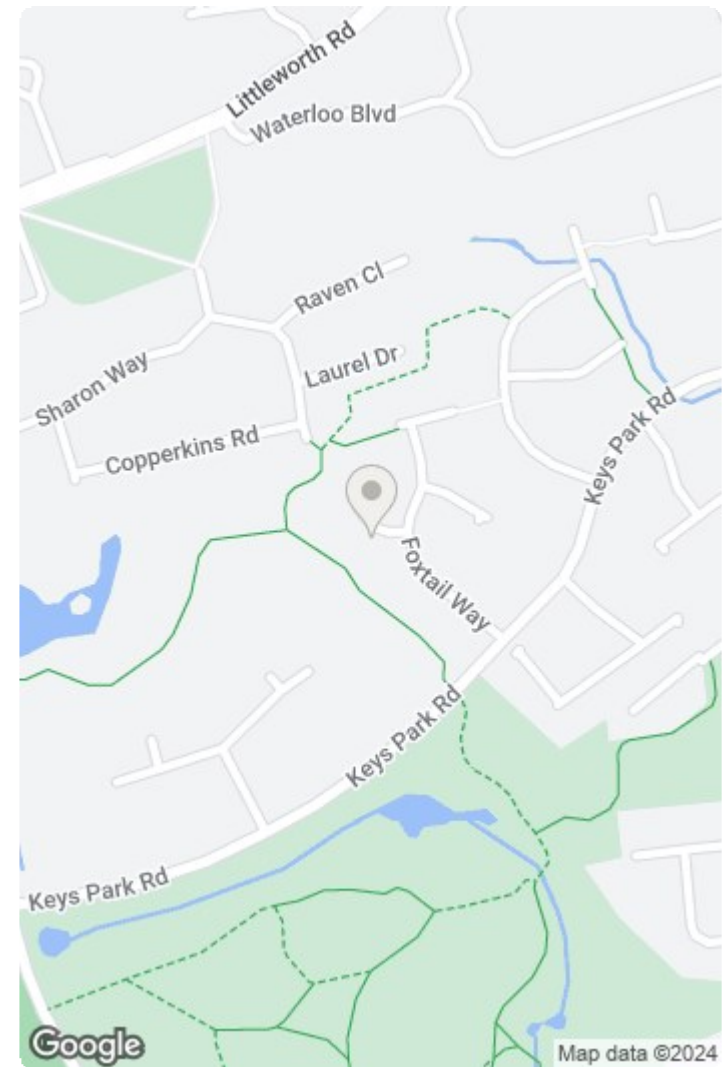
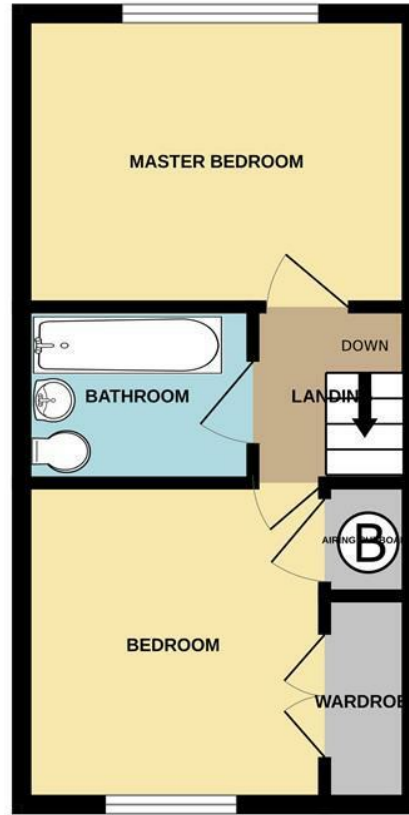
Due to the high level of interest on this property, once you have viewed (viewings available 21st to 25th May) best and final offers are to be made before 10am Tuesday 28th May.



GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



2 BEDROOM END TERRACE HOUSE

TOTAL FLOOR AREA: 563 sq.ft. (52.3 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
10-15 (A)			10-15 (A)		
16-20 (B)			16-20 (B)		
21-25 (C)			21-25 (C)		
26-30 (D)			26-30 (D)		
31-35 (E)			31-35 (E)		
36-50 (F)			36-50 (F)		
51-60 (G)			51-60 (G)		
Below 10 (Very energy efficient - higher running costs)			Below 10 (Very environmentally friendly - higher CO ₂ emissions)		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

