

Asking Price £135,000

**Jayman**  
www.jayman.co.uk

Estate Agents



**Pheasant Way**

Staffordshire, WS11 7LB

# Pheasant Way, Staffordshire, WS11 7LB

Jayman offer this modern two bedroom first floor apartment, situated on Pheasant Way, Heath Hayes. The accommodation comprises two bedrooms, open plan living kitchen area, bathroom/WC. One car space.

Leasehold with over 100 years unexpired. Service charge is approximately £1,100 per annum and the ground rent is £150 per annum. The solicitors are to formally verify these details.

No chain.

## **Bedroom 9'10" x 12'5" (3 x 3.8)**

Good sized bedroom with window to fore.

## **Bedroom 9'10" x 9'2" (3 x 2.8)**

Good sized bedroom with window to side.

## **Living Room 18'0" x 15'1" (5.5 x 4.6)**

Spacious living room being carpeted and with double doors to Juliet-style balcony to rear. The living room leads to the Kitchen area.

## **Kitchen 6'6" x 8'2" (2 x 2.5)**

With laminate flooring and a range of storage units, cooker with hob and extractor above and window to rear.

Kitchen is open plan to the living room.

## **Bathroom**

With a suite comprising of wash hand basin, wc and bath with shower above.

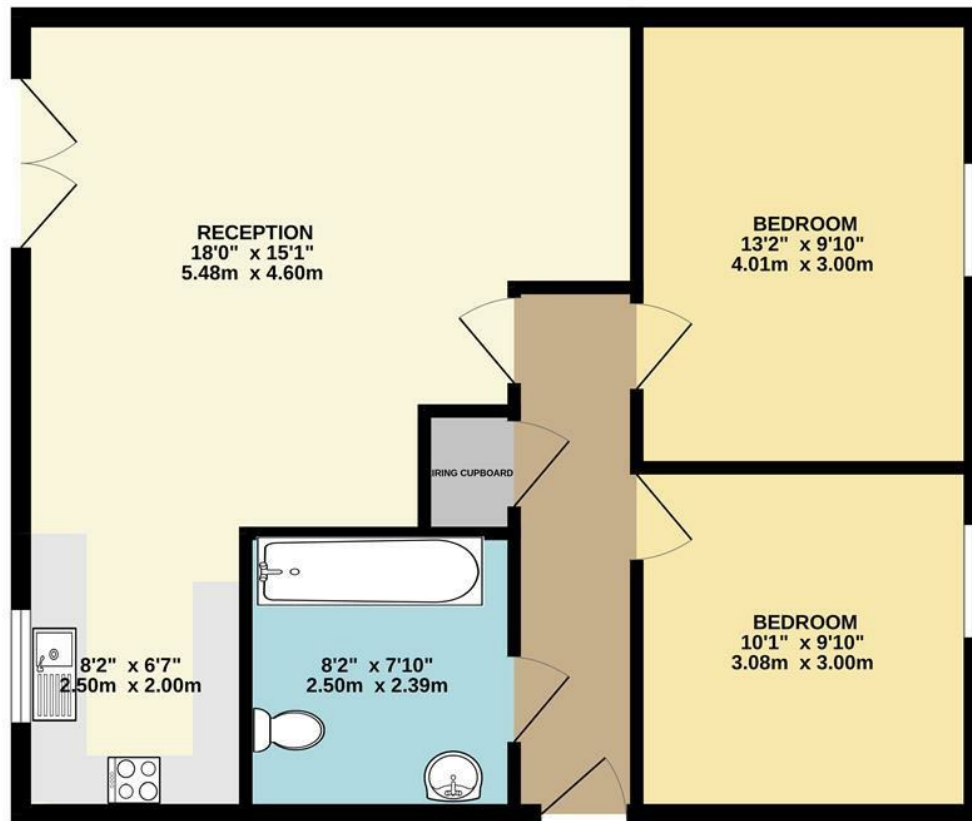
## **Parking space**

1 parking space



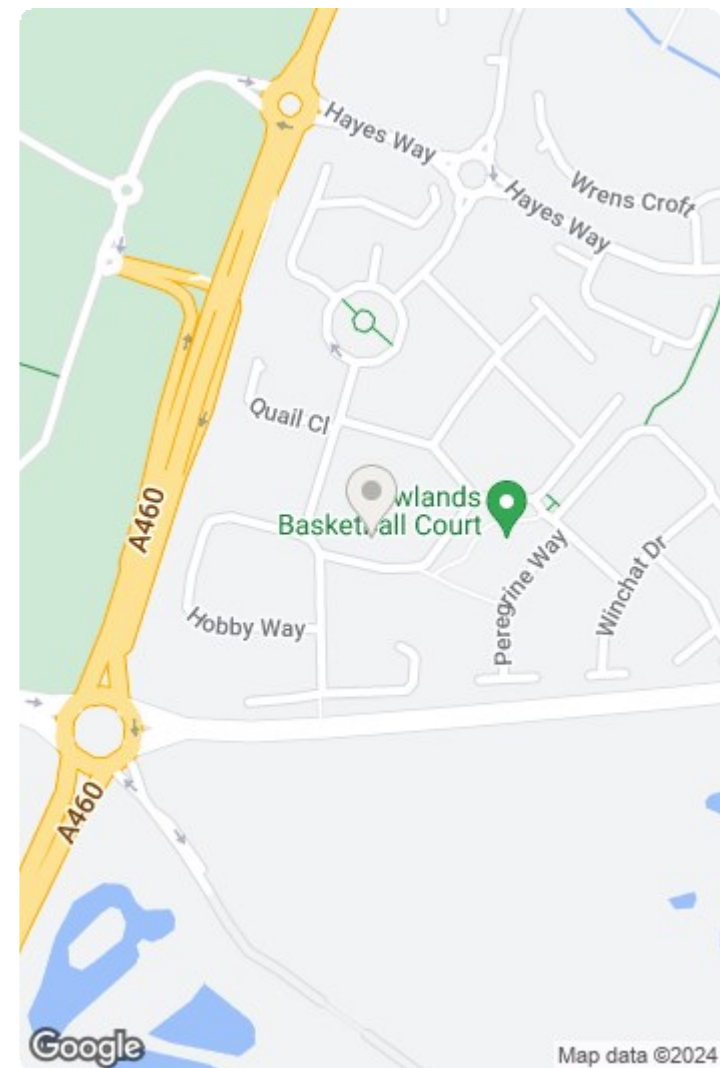
**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast 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](http://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.

# GROUND FLOOR



TWO BEDROOM FIRST FLOOR APARTMENT

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Very energy efficient - lower running costs  
 Very environmentally friendly - lower CO<sub>2</sub> emissions  
 Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC  
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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.

