



**Keable Homes Ltd**  
Sales & Lettings

## **Hobby Way**

Heath Hayes, Cannock, WS11 7JY

- TWO BEDROOMS
- ENSUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- FULLY FITTED KITCHEN

**Asking Price Of £115,000**

EPC Rating 'TBC'





## Property Description

Keable Homes are excited to bring to market this fantastic two bedroom, first floor apartment in popular Heath Hayes. The flat is well presented with a fully fitted kitchen with appliances, a modern white bathroom and an en-suite to the master bedroom.

The apartment is exceptionally well positioned with a lovely outlook from the Juliet balcony in the main living area. This has a great potential as an investment property, with walkways linking it to the new designer outlet village currently under construction. It therefore offers options as a traditional rental home, as well as considering a short term let possibility for future shoppers.

This apartment is also an excellent first step onto the property ladder for a first time buyer, with excellent road links including easy access to the A5, M6 motorway and M6 Toll road.

The flat is entered via a communal hallway with stairs







leading to the first floor. A solid wooden door provides access into the property.

### **HALLWAY**

(4.29m x 1.17m) - with carpeted flooring, a ceiling light point, smoke detector alarm, electric wall heater and telephone point. There is a telecom phone for the main entry door to buzz in visitors.

### **KITCHEN LIVING AREA**

(6.70m x 3.99m) - these are maximum measurements. The open plan space is bright and light benefiting from two UPVC double glazed windows, one to the front and one to the side. There are also double French doors opening onto a Juliet balcony. The kitchen has a range of wall and base units with laminated work surface over. There is a sink with drainer and mixer tap, an integrated electric hob and electric oven as well as an integrated fridge freezer and washer dryer. The flooring in the kitchen area is linoleum tiles, leading through to the carpeted living area. There are two ceiling light points, an electric heater and television point.



### **MASTER BEDROOM**

(3.84m x 2.88m) - a large double room with a UPVC double glazed window overlooking the rear. There is carpeted flooring, a ceiling light point, electric heater and a door leading into:

### **EN-SUITE SHOWER ROOM**

(1.83m x 1.53m) - with a modern suite comprising of a mains fed double shower, pedestal hand basin and low level WC. The flooring is carpeted, there is an electric wall heater and frosted UPVC double glazed window overlooking the side. There is a ceiling light point, tiled splashbacks and mirror to the wall.



### **BEDROOM TWO**

(2.88m x 2.80m) - a further double bedroom with carpeted flooring, a UPVC double glazed window overlooking the rear, ceiling light point and electric heater.

### **BATHROOM**

(1.96m x 1.70m) - with a modern white suite comprising of a panelled bath, pedestal hand wash basin and low level WC. There is carpet to the floor and part tiling to the walls. There is a ceiling light point, extractor fan, electric heater and mirror to the wall.

### **EXTERNALLY -**

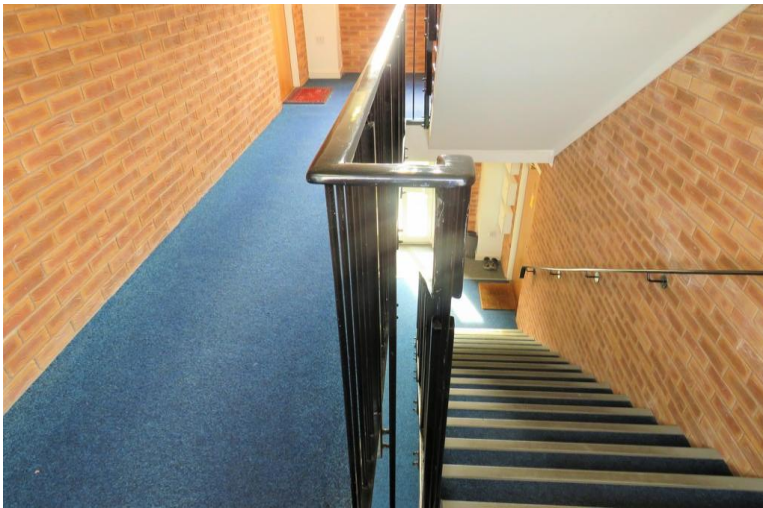
there is a private car park to the rear with an





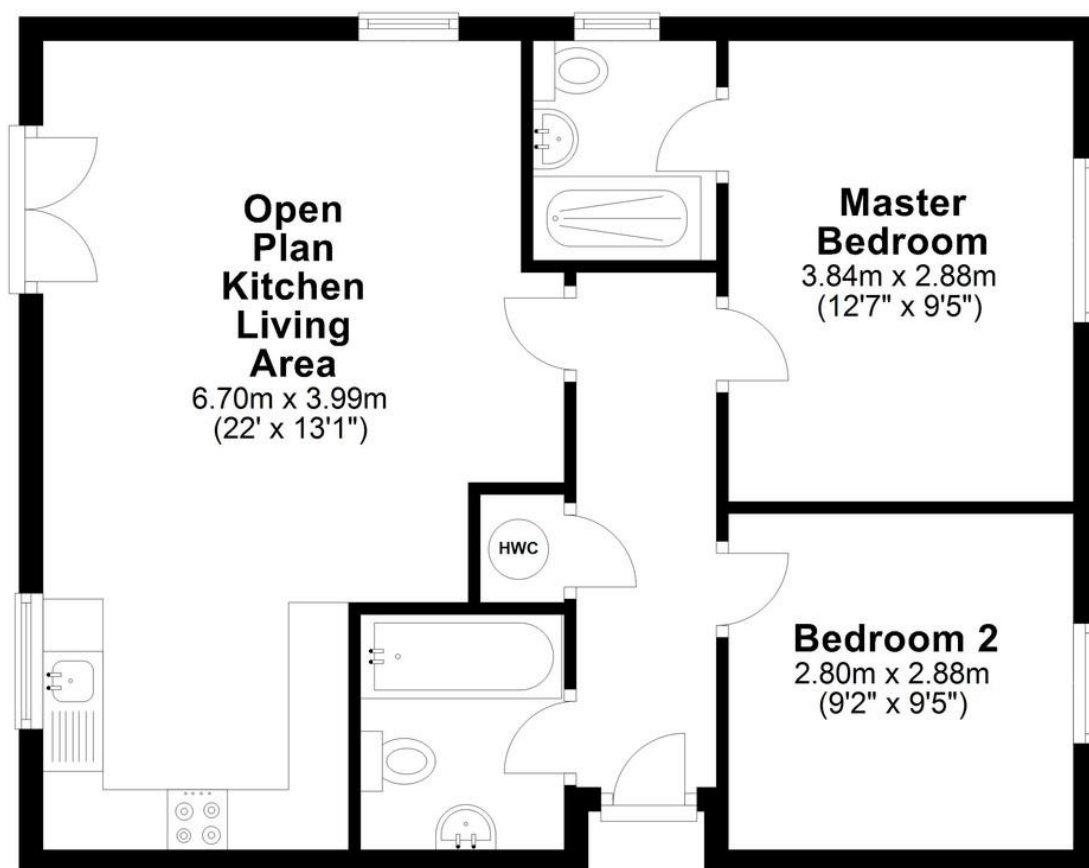
allocated parking space and further visitor spaces. The apartment block is well maintained with further shrubbery and lawns to the front and rear of the building.

An early viewing is highly recommended as this apartment block always proves to be very popular with owner-occupiers and investors alike.





## Ground Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements