



37 Hobart Road

Heath Hayes, Cannock, WS12 2SG

Guide price £175,000



Chase Owl are pleased to be marketing this three Bedroom semi detached home. Being close to local amenities and ideal for First Time Buyers. Having Entrance Hallway, Lounge and Breakfast Kitchen. Landing to Three Bedrooms and Bathroom. Gardens to front and rear with parking to rear.



Entrance Hallway

Approached from upvc front entrance door and having ceiling light point, laminate flooring, radiator and stairs leading to First Floor Landing.

Lounge 12'7" x 11'5" (3.84m x 3.48m)

Having ceiling light point, laminate flooring, radiator and upvc double glazed window to front aspect. Open plan to Dining Room.

Dining Room 9'9" x 8'4" (2.97m x 2.54m)

Having ceiling light point, radiator, laminate flooring and upvc double glazed window to rear aspect. Door to Fitted Kitchen.

Breakfast Kitchen 13'4" x 10'4" (4.06m x 3.15m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with halogen hob and extractor hood over. Spaces for appliances, wall mounted combination boiler, two ceiling light points, tiled flooring, upvc double glazed window to rear aspect and upvc door to side elevation.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and useful airing cupboard.

Bedroom One 11'9" x 9'8" (3.58m x 2.95m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 9'9" x 8'8" (2.97m x 2.64m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect

Bedroom Three 8'9" x 8'6" (2.67m x 2.59m)

Having ceiling light point, radiator and upvc double glazed window to front aspect

Bathroom

Comprising paneled bath with shower over, w.c and pedestal hand wash basin. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Outside

The front of the property having a gate leading to path to front entrance door and further gate to the enclosed rear garden. A lawned fore garden with hedgerow borders. The enclosed rear garden is low maintenance and being mainly laid to gravel, outside tap and gate leading to parking at the rear.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

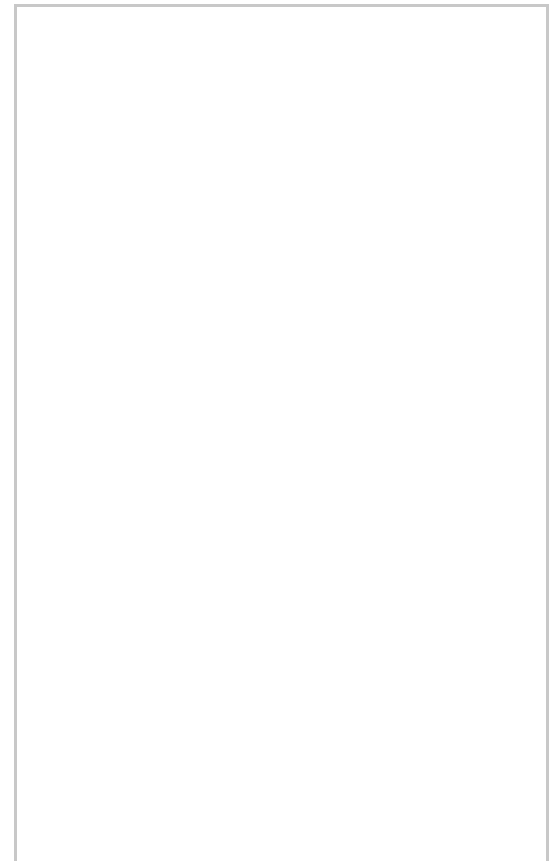
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

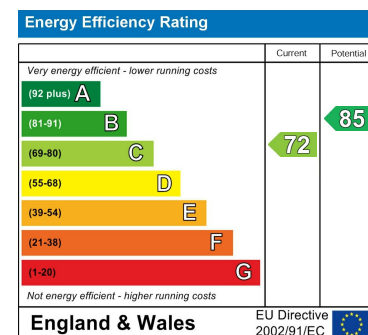
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

