

*"Serving Hednesford and Cannock"*



**13 Hednesford Road, Cannock, WS12 3EA**

**Guide Price £115,000**



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Sales : 01543 396 000  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)

JR Properties are pleased to offer for sale Two Bedroom First Floor Apartment immaculately presented throughout situated in sought after location of Heath Hayes. Offering secure low maintenance living with gated off road parking this property is an ideal purchase opportunity to a wide variety of buyers. Viewings are essential in order to fully appreciate the standard of property on offer.

Briefly comprising; communal hallway, entrance hallway, lounge, Modern fitted kitchen, family bathroom and two bedrooms.

The property is further benefitting from double glazing, electric heating, gated off road parking and intercom secure entry system.

### **Communal Entrance**

Security communal entrance leading to communal reception areas and stairs leading to all floors.

### **Entrance Hallway**

Having radiator, overhead light point, power points, storage cupboard, airing cupboard, intercom system and doors leading to:

### **Lounge**

14'7" x 9'6" (4.447 x 2.92)

Having overhead light points, radiator, power points, television aerial point, telephone point, archway to kitchen and double glazed window to front elevation.

### **Modern Fitted Kitchen**

8'1" x 9'4" (2.477 x 2.863)

Having base and wall mounted units with preparation work surfaces over, incorporating a stainless steel one and half bowl sink and drainer unit, electric hob, electric oven, extractor fan, plumbing for washing machine, integral dishwasher, space for fridge-freezer, part wall tiling and ceiling spot lighting.

### **Bedroom One**

14'6" max 10'5" min x 11'1" (4.42m max 3.18m min x 3.38m)

Having radiator, overhead light point, power points, television aerial point, telephone point and double glazed window to front elevation.

### **Bedroom Two**

10'4" x 9'1" 7'4" (3.15 x 2.77m 2.24m)

Having radiator, overhead light point, power points, television aerial point and double glazed window to side elevation.

### **Bathroom**

7'1" 6'3" (2.18m 1.91)

Having panelled bath with mixer shower over, low level WC, pedestal wash hand basin, part wall tiling, radiator, overhead light point and extractor fan.

### **Outside**

There is electric gated access with security intercom system leading to well presented communal gardens. There is one allocated parking space plus ample additional visitors spaces.

### **Tenure**

We have been advised by the vendor that the property is leasehold with approx 111 years remaining on the lease (please

note that details of tenure should be confirmed by any prospective purchasers solicitor.)

### **Disclaimer**

General Note: Whilst we endeavour to make our sales details accurate and reliable. If there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co operation in order that there will be no delay in agreeing the sale.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or Surveyor.

Tenure: References to the tenure of the property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their Solicitor.

Viewing: Strictly by prior appointment through JR Properties on 01543 396000. Full details of all our properties can be found on our website: [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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