



Hednesford Road | Heath Hayes, Cannock | WS12 3HY

Auction Guide £80,000



Summary

** NO CHAIN ** MODERN GROUND FLOOR APARTMENT ** TWO BEDROOMS ** LOUNGE DINER ** KITCHEN ** MODERN BATHROOM ** SECURE CAMERA INTERCOM ENTRY ** ALLOCATED PARKING ** CLOSE TO LOCAL AMENITIES ** VIEWING STRONGLY ADVISED ** 82 YEARS REMAINING ON LEASE **

ONLINE BIDDING AVAILABLE ** VIEW, BID, BUY ** FIXED TIMESCALE FOR EXCHANGE AND COMPLETION ** SUBJECT TO BUYERS FEE **

WEBBS ESTATE AGENTS offer for sale a modern apartment which is well presented throughout, internal viewing is strongly advised. In brief, having a camera intercom entry system to the communal hallway, the apartment has an entrance hallway with two storage cupboards, an open plan lounge diner and an opening to the modern well equipped modern kitchen, two bedrooms and a family bathroom complete the apartment, externally the property has allocated parking plus visitor parking and local amenities are close by.

Key Features

Rooms and Dimensions

AWAITING VENDOR

COMMUNAL HALLWAY

THROUGH HALLWAY

LOUNGE DINER

18'11" x 19'10" (5.77m x 6.07m)

KITCHEN

9'10" x 8'9" (3.0m x 2.69m)

BEDROOM ONE

12'11" x 9'10" (3.96m x 3.00m)

BEDROOM TWO

9'8" x 6'7" (2.97m x 2.03m)

FAMILY BATHROOM

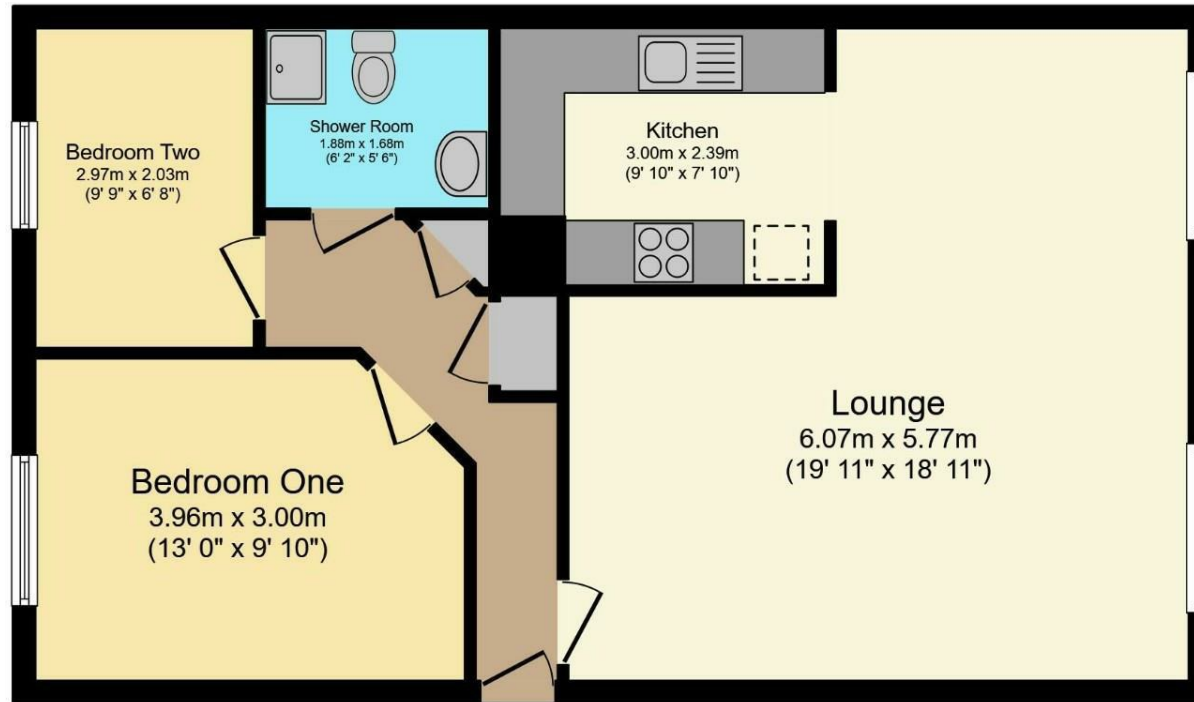
6'2" x 5'6" (1.88m x 1.68m)

COMMUNAL & ALLOCATED PARKING

AUCTION INFORMATION / GUIDE







Total floor area 65.1 sq.m. (701 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC