



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS



3 Devon Green, Cannock, WS11 8EU

£122,500

- A first floor maisonette
- Communal garden access
- Two really good size bedrooms
- Close to local amenities and commuter routes
- Epc C & Council Tax Band A
- No onward chain
- Good lease
- Located in Devon Green
- Viewing recommended

3 Devon Green, Cannock WS11 8EU

Chariot Estates Ltd are pleased to market this first-floor maisonette offers a wonderful opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned layout that maximises space and comfort.

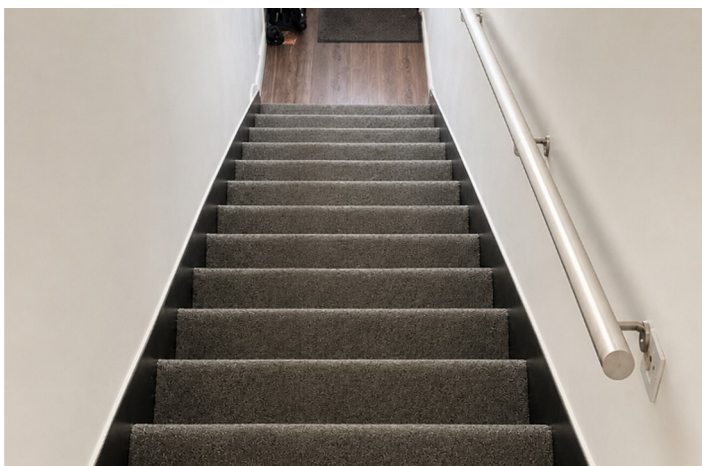
One of the standout features of this property is the size, it has an extremely good size lounge, breakfast kitchen and two double bedrooms a communal garden, good lease and no onward chain.

The combination of a good location, generous living space, and being close to bus, routes, trains, commuter routes and Cannock Town Centre makes this property a must-see.

In summary, this first-floor maisonette in Devon Green is a fantastic choice for those seeking a comfortable and well-located property.



Council Tax Band: A



Hallway

Having a storage cupboard, access to the loft and a radiator.

Lounge

16'8" x 12'

Having window to fore and a radiator.

Kitchen

11'12" x 10'5"

Having base and wall units, hob, oven, extractor fan, sink with drainer. Roll top preparation surfaces, a useful storage cupboard housing the boiler and a radiator.

Bedroom One

13'4" x 10'8"

Having a window to the rear and a radiator.

Bedroom Two

10'7" x 10'5"

Having a window to the rear and a radiator.

Bathroom

5'9" x 5'4"

Having a bath with shower over, radiator, pedestal hand wash basin and splash back tiling.

Toilet

5'11" x 3'1"

Having a low level flush W.C and a radiator.

Disclaimer

Due to legislation we are required to carry out anti money laundering checks on all potential buyers and their giftors at a non-refundable fee of £48 INC of VAT

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur. VIEWING: Strictly via Chariot Estates on 01543 68 68 77 TENURE: Leasehold - Lease term: (106 remaining)

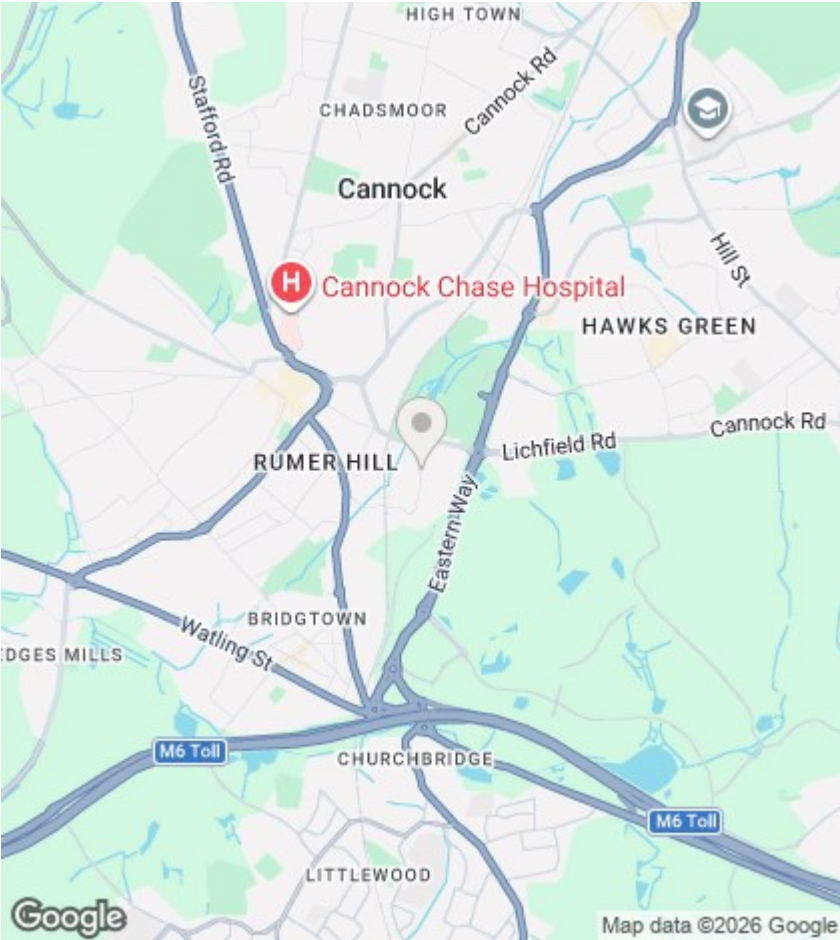
Ground rent:£10 a year

Service charge:£25 a month

CHAIN: No onward chain E-MAIL:

burntwood@chariotestates.co.uk WEBSITE:

www.chariotestates.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC