



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS



32 Hobby Way, Cannock, Staffordshire, WS11 7JY

£165,000

- A 1st floor modern apartment
- Two bedrooms
- Communal garden access
- With en-suite
- Epc C, Council Tax Band B
- No chain, move in ready
- Third room/office/dressing room
- One allocated parking space
- Close to Cannock amenities

32 Hobby Way, Staffordshire WS11 7JY

Welcome to this delightful modern apartment located on Hobby Way in Cannock. Situated on the first floor, this property offers a comfortable and contemporary living space, perfect for individuals or small families seeking a convenient lifestyle.

The apartment features a well-designed layout, comprising one inviting reception room that serves as a perfect space for relaxation or entertaining guests. With two spacious bedrooms, third bedroom/office/dressing room. The property also boasts two bathrooms, ensuring that morning routines are both efficient and convenient.

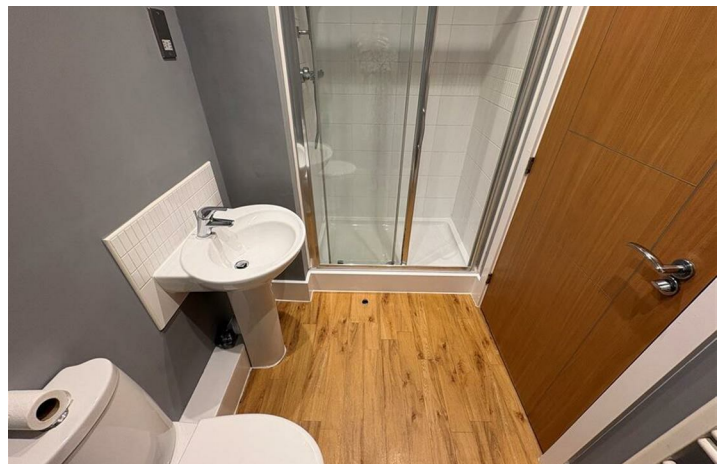
Being a modern build, this apartment benefits from contemporary fixtures and fittings, providing a fresh and stylish atmosphere. The absence of a chain means that you can move in without delay, making this an ideal opportunity for those looking to settle in quickly. With one allocated parking space.

Located in Cannock, you will find yourself in a vibrant community with access to local amenities, parks, and transport links, making it easy to explore the surrounding areas. This apartment is not just a place to live; it is a gateway to a lifestyle filled with comfort and convenience.

Do not miss the chance to make this charming apartment your new home.



Council Tax Band: B



Hallway

Having lighting, two useful storage cupboards, one housing the water tank and the other housing the electric fuse board, electric heater and doors off too:

Kitchen

11'10" x 7'3"

Open Plan kitchen & Lounge - Kitchen area Having wall mounted and base units, roll top preparation surfaces, 1 1/2 stainless steel sink and drainer, built in Neff oven & hob with extractor over, built in fridge freezer, splashback tiling and double glazed window to the rear

Lounge area

15'3" x 13'1"

Having double glazed French doors to the rear and an electric storage heater.

Bedroom one

12'8" x 9'9"

Having a double glazed window to the side, built in wardrobe, electric storage heater, newly fitted carpet and door into the en-suite.

En-Suite

8'7" x 5'2"

Having a low level flush W.C, pedestal wash hand basin, shower cubicle, extractor, splashback tiling, shaver point and a heated towel rail.

Bedroom Two

9'9" x 9'5"

Having a double glazed window to the side, electric storage heater and newly fitted carpet.

Office/dressing room

7'3" x 5'12"

Having a double glazed window to the side, electric storage heater and newly fitted carpet.

Bathroom

7'5" x 5'8"

Having a low level flush W.C, pedestal wash hand basin, paneled bath with shower attachment, splash back tiling, shaver point, heated towel rail and an obscure double glazed window to the side.

Disclaimers

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 VAT and an Ofsi sanctions check fee of £12 INC VAT.

Service charge includes service, insurance and lease

payments currently £115.60 and additional £9.26 for reserve funds which is returned if not utilised.

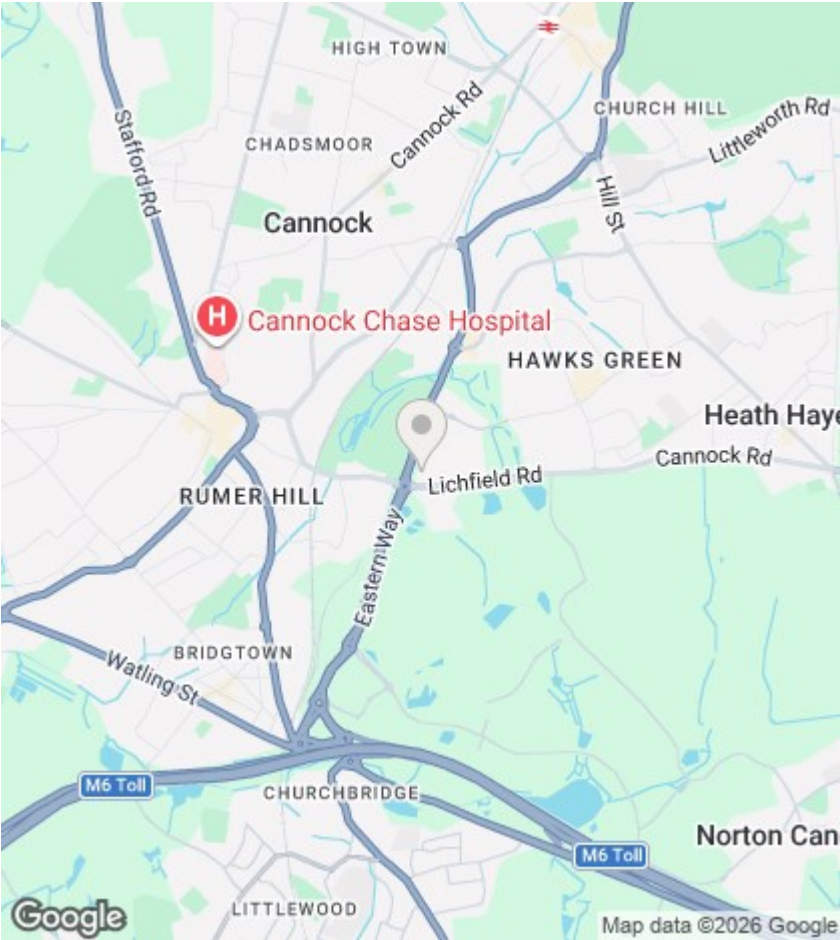
We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

VIEWING: Strictly via Chariot Estates on 01543 68 68 77

TENURE: Leasehold

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		84
(69-80) C	71	
(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	