CHARIOT
ESTATES
INDEPENDENT ESTATE AGENTS









11 Valley Road, Hazel Slade, Cannock, WS12 0PP

£132,500

- No chain, move in ready
- Two cosy bedrooms
- Spacious reception room
- Charming house on Valley Rd
- Ideal for first-time buyers
- Ground floor convenience
- Private garden oasis
- Modern bathroom suite
- Close to Cannock amenities
- Viewing highly recommended, Epc C & Council Tax Band A

9a Cannock Road, Chase Terrace, Burntwood, Staffordshire, WS7 1JS
01543 686877
burntwood@chariotestates.co.uk

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Chariot Estrates are pleased to bring to the market this ground floor maisonette on Valley Road in Hazel Slade, Cannock, this delightful ground floor maisonette offers a perfect blend of comfort and convenience.

The layout is thoughtfully designed to maximise space and functionality with its recently fitted central heating boiler and updated electrics the property is ready to move into and for someone to make it a home.

One of the standout features of this maisonette is the private garden, which offers a serene outdoor space for enjoying fresh air and sunshine. Whether you wish to cultivate your own plants or simply unwind with a book, this garden is a delightful addition to the property.

Importantly, this maisonette is offered with no chain, allowing for a smooth and straightforward purchasing process with a long lease and low costs regard the groud rent and service charge. The location in Hazel Slade is well-regarded, providing easy access to local amenities. The Chase and transport links, making it a convenient base for daily life.

In summary, this charming two-bedroom maisonette on Valley Road presents an excellent opportunity for those looking to settle in a peaceful area with a private garden and no chain. It is a property that promises comfort and a sense of home.

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Council Tax Band: A







Entrance Hallway
Having a newly fitted fuseboard, tiled flooring, radiator and doors off too:

Kitchen
11'10" x 5'10"
Having wall and base units, roll top preparation surfaces, splashback tiling, built in oven and hob with extractor fan over, sink and drainer, space for appliances, wall mounted boiler and a double glazed window to the rear.

Lounge
12'5" x 11'8"
Having a feature electric fireplace (for show as disconnected) laminate floor, radaitro and double glazed french doors leading tot he rear garden.

Bedroom One
10'4" x 10'2"
Having a double glazed window to the fore and a radiator.

Bedroom Two
8'2" x 7'3"
Having a double glazed window to the fore and a radiator.

Bathroom
8'2" x 4'8"
Having a low level flush W.C, bath with shower over, tiled flooring, full height splashback tiling, sink, extractor and heated towel rail.

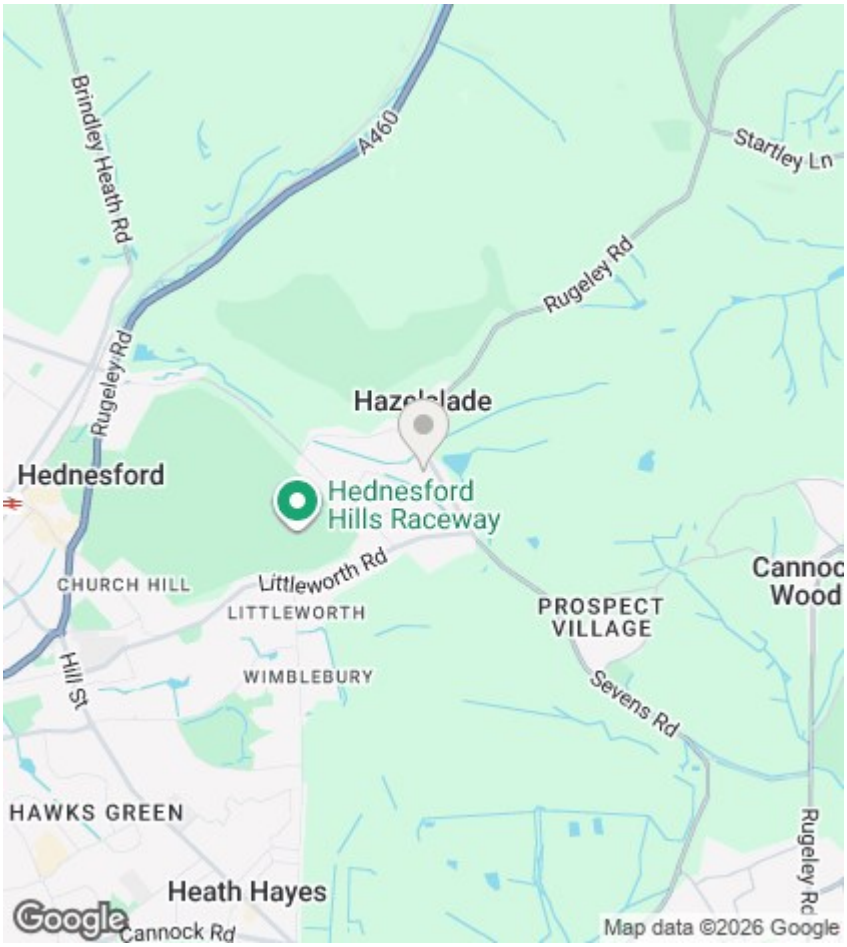
Rear garden
Having a patio area, further decked area, lawn, space for shed, all being enclosed by a fenced perimeter and a gated access to the fore.

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 VAT and an Ofsi sanctions check fee of £12 INC 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 CHAIN: No onward chain E-MAIL: burntwood@chariotestates.co.uk WEBSITE: www.chariotestates.co.uk

Approximately 112 years left on the lease.

Annual ground rent maintenance and building insurance approximately £150 per annum.



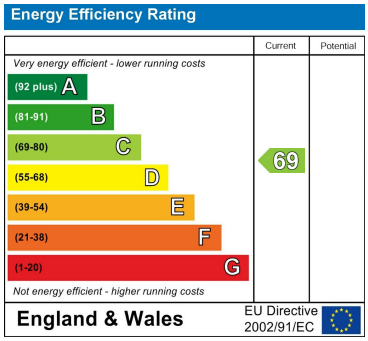
Directions

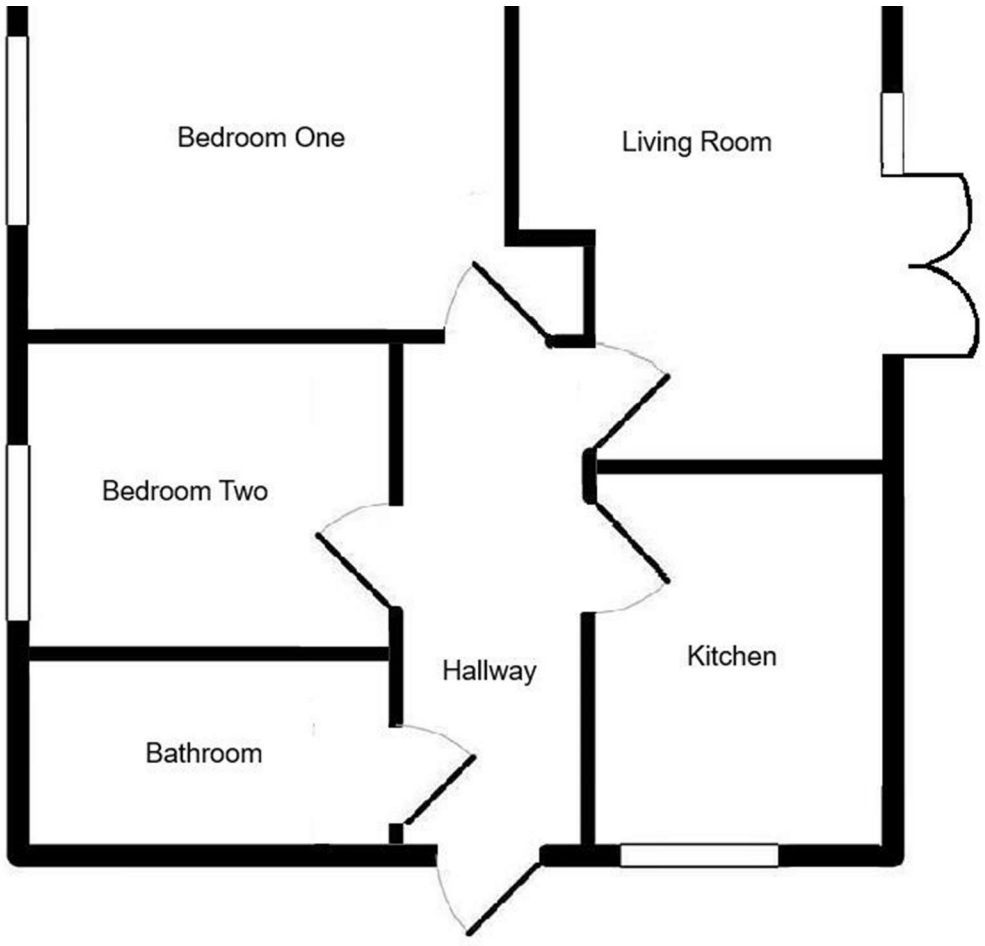
Viewings

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

EPC Rating:

C





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