



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
- Ideal for first-time buyers

32 Hobby Way, Staffordshire WS11 7JY

Chariot Estates are pleased to market this modern apartment located on Hobby Way in Heath Hayes, Cannock, a charming area that offers both convenience and comfort.

As you enter the apartment, you are greeted by an entrance hallway that leads into a spacious open plan kitchen and reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise natural light, creating a bright and airy feel throughout the living spaces.

The apartment boasts two bathrooms with having the main family bathroom and En-suite to the master, which is a significant advantage for busy households, ensuring that morning routines run smoothly. The modern design and fixtures in the bathrooms add a touch of elegance and practicality to your daily life.

Situated in a desirable location, this property offers easy access to local amenities, including shops, (McArthur Glenn), schools, parks, making it a convenient choice for everyday living. The surrounding area is known for its friendly community and excellent transport links, allowing for easy commutes to nearby towns and cities.

This apartment is a perfect blend of modern living and comfort, making it a wonderful opportunity for anyone looking to settle in Heath Hayes. Don't miss the chance to make this lovely apartment your new home.



Council Tax Band: B



Having a communal entrance lobby leading up a flight of stairs to the main entrance door of the apartment. With a wooden style entrance door opening into:

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.

Bedroom three/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.

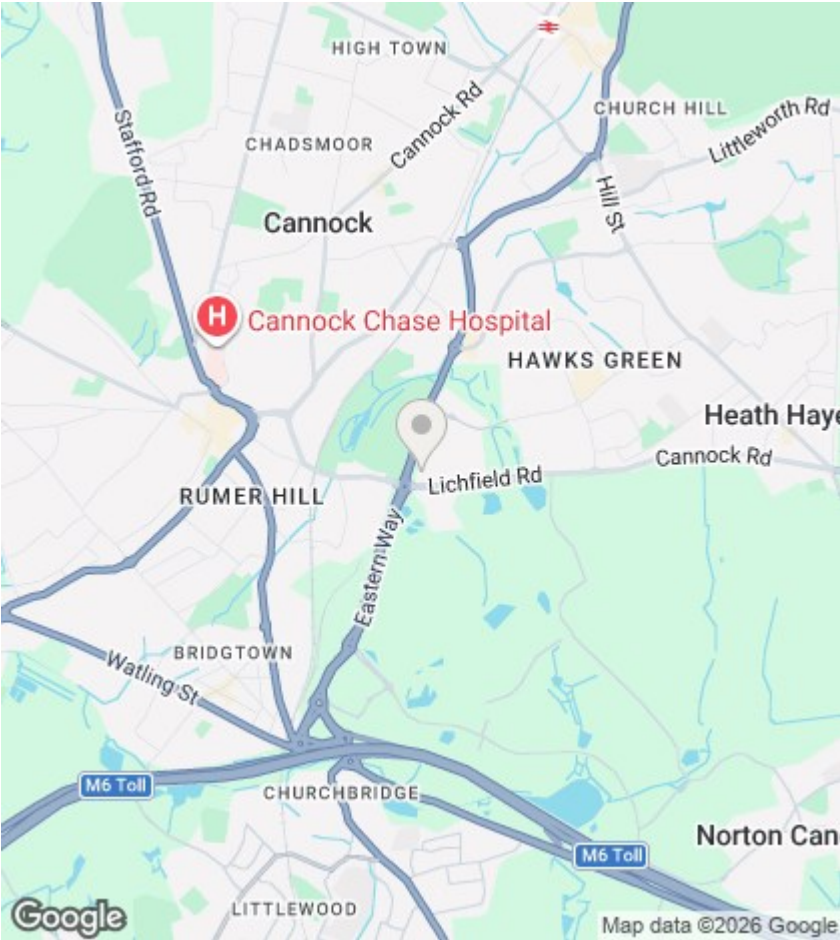
We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

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