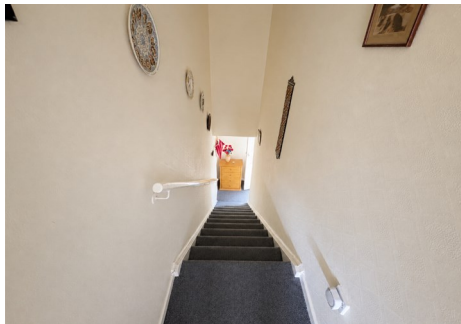




14 Heath View, Hednesford Road, Heath Hayes, WS12 3HU

£140,000

- A first floor 2 bedroom maisonette
- Includes a garage
- 2 spacious bedrooms
- Viewing recommended
- No onward chain
- 999 year lease
- Close to local amenities, bus and commuter routes
- Epc D & Council tax band A

14 Heath View, Heath Hayes WS12 3HU

Chariot Estates is delighted to present this charming first-floor maisonette located on Heath View, Hednesford Road, in the desirable area of Heath Hayes. This property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The maisonette also includes a good sized bathroom, ensuring comfort and convenience for its residents.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchasing process. Additionally, the maisonette comes with a garage, providing valuable off-road parking and extra storage space, which is often a rare find in such properties.

With a generous 999-year lease, this maisonette offers long-term security and peace of mind for potential buyers. The location is well-situated, providing easy access to local amenities and transport links, making it a practical choice for everyday living.

This property presents an excellent opportunity for those looking to invest in a comfortable and well-located home. We invite you to explore the potential of this delightful maisonette and envision your future in this lovely setting.



Council Tax Band: A



Entrance Porch

Having a cupboard housing the electric meter and a door into:

Entrance hall

Having stairs off leading to the first floor accommodation.

Landing

Having access to the roof void and doors off too:

Lounge

14'2" x 12'7"

Having a feature fireplace and a double glazed window to the fore.

Kitchen

11'7" x 8'3"

Having wall mounted and base units, roll top preparation surfaces, inset stainless steel sink and drainer, space for oven and space for appliances, wall mounted boiler, tiled splashbacks and a double glazed window to the side.

Bathroom

8'11" x 7'8"

Having a low level flush W.C, wash hand basin set into a vanity unit, bath with shower over, splash back tiling, radiator and a useful storage cupboard.

Bedroom One

12'12" x 12'6"

Having a double glazed window to the fore and a radiator.

Bedroom Two

Having a double glazed window to the side and a radiator.

Garage

Having a metal up and over door and housing the gas meter.

Disclaimer

There is a 999 year lease with around 950 years remaining

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.

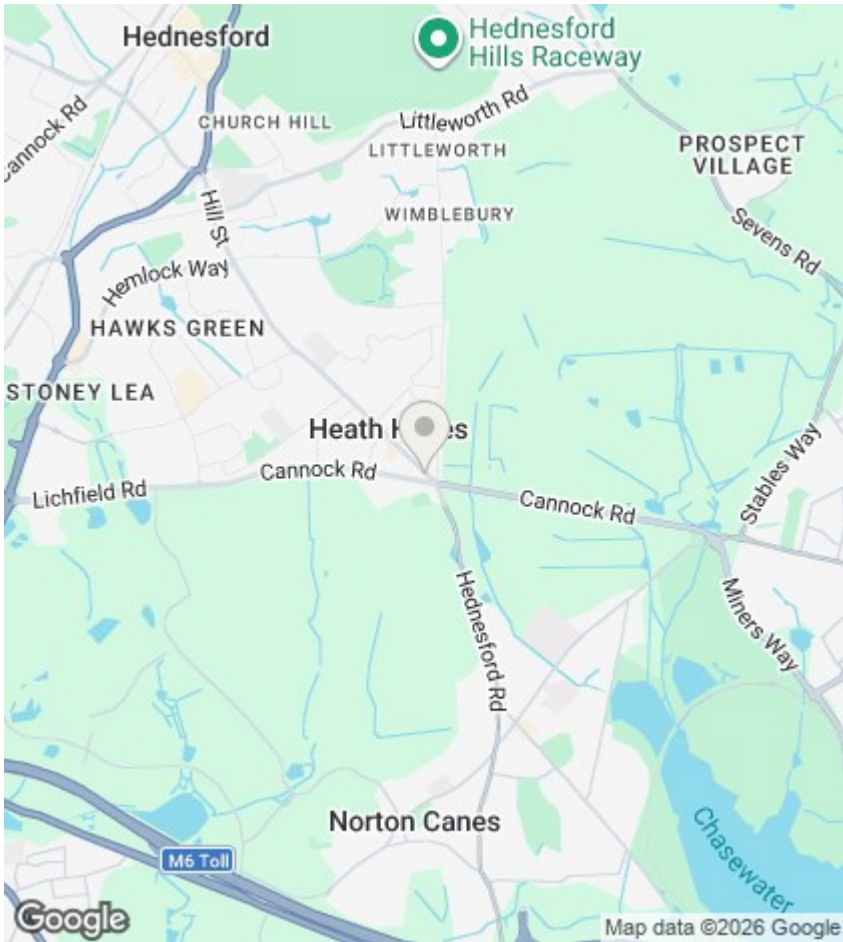
VIEWING: Strictly via Chariot Estates on 01543 68 68 77

TENURE: Leasehold

CHAIN: No onward chain

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



Directions

Viewings

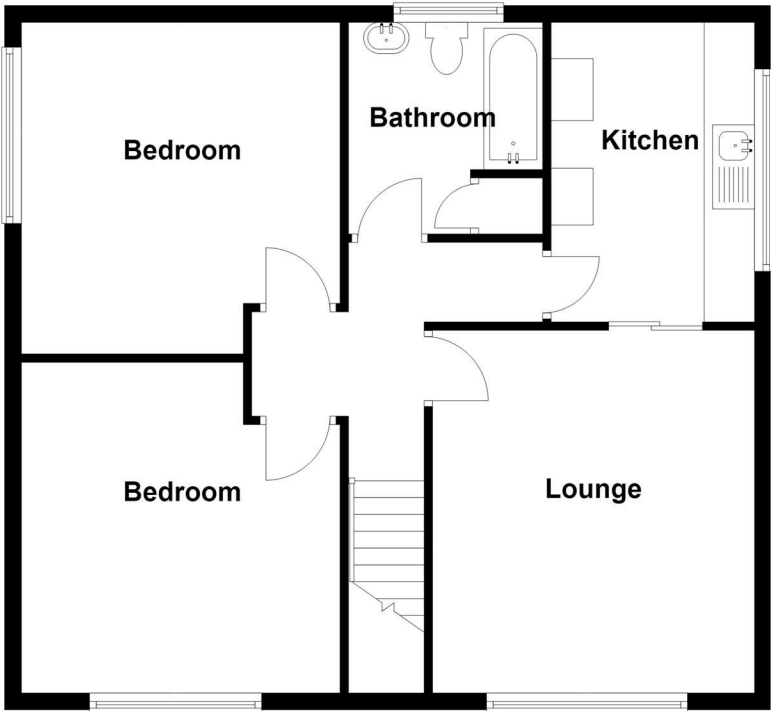
Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Heathview
Approx. 69.9 sq. metres (752.5 sq. feet)



Ground Floor
Approx. 4.6 sq. metres (49.6 sq. feet)

