



4 Heligan Place Langholm Drive, Heath Hayes, Cannock, WS12 2FT

£189,950

- A Modern two-bedroom starter home with no onward chain
- Gas central heating & double glazing
- Spacious lounge area
- Kitchen
- Viewing recommended, sought after location
- Ideal buy to let
- Incentive of £1000 towards Legal fee's
- Council Tax Band B, EPC C

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Offered with no onward chain Chariot Estates Ltd are pleased to market this mid-terrace property located on Langholm Drive in the desirable area of Heath Hayes, Cannock. This modern two-bedroom property is an ideal starter home for individuals or small families seeking comfort and convenience.

Upon entering, you will find a welcoming reception room that offers a warm and inviting space for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a pleasant atmosphere throughout. The two well-proportioned bedrooms provide ample room for rest and personalisation, making it easy to create your own sanctuary.

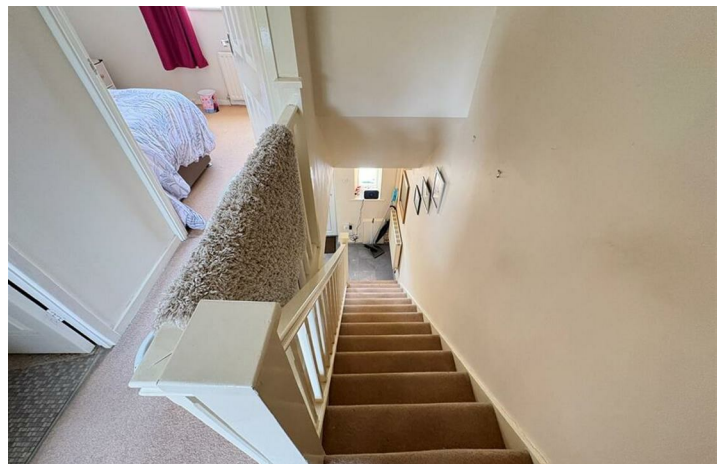
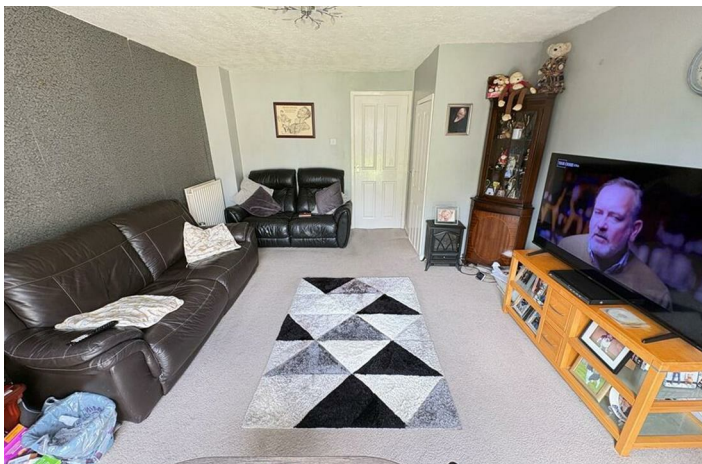
The property features a well-appointed bathroom and gas central heating.

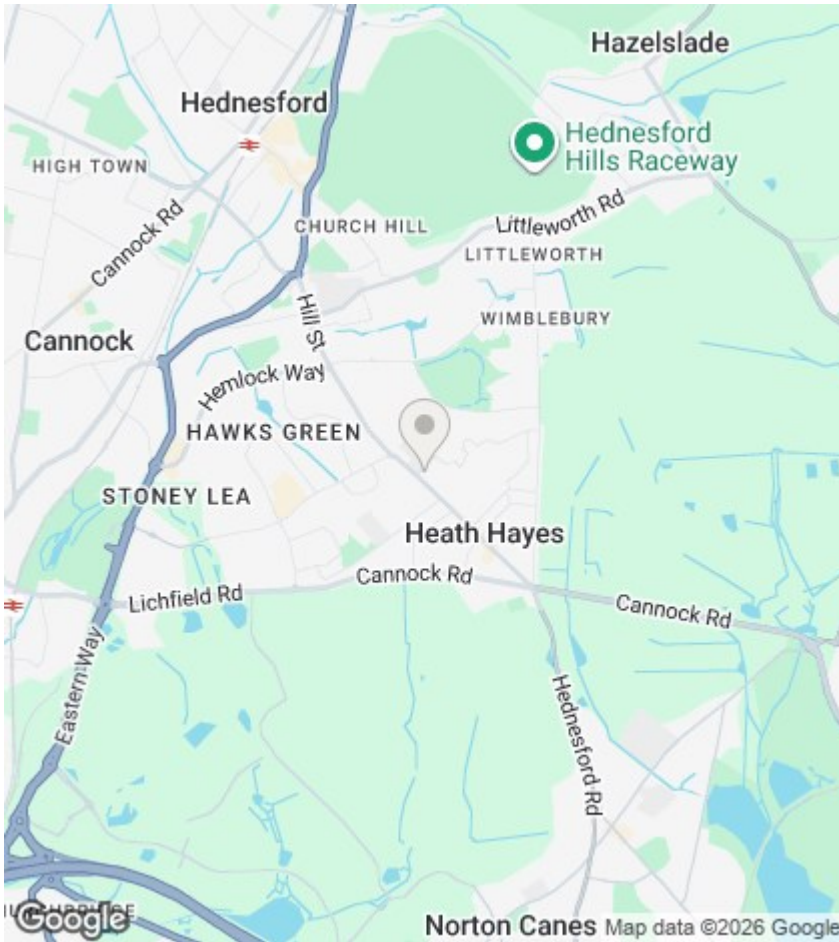
Situated in a friendly neighborhood, this property benefits from its proximity to local amenities, schools, and parks, making it a perfect choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a rental opportunity, this home offers a wonderful blend of modern living and practicality.

Do not miss the chance to make this delightful property your own or as a buy to let. Arrange a viewing today and discover the potential that awaits you in this lovely home on Langholm Drive.



Council Tax Band: B





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			89
(69-80) C		73	
(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	