



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS



33 Hobby Way, Cannock, WS11 7JY

£149,450

- A modern two-bedroom 2nd floor apartment
- Spacious reception room
- Ideal for commuters
- Close to McArthur Glen
- Epc TBC & Council Tax Band B
- Updated Electric heating and double glazing
- Convenient Cannock location
- Viewing highly recommended
- Allocated parking at rear

33 Hobby Way, Cannock WS11 7JY

Chariot Estates are pleased to market this modern and beautifully presented two-bedroom second floor apartment located on Hobby Way in Cannock. This property offers a contemporary living experience with a well-thought-out layout, making it ideal for both first-time buyers and those looking to downsize.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The apartment features two comfortable bedrooms, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and convenience. The second bathroom is well-appointed, catering to the needs of family and guests alike.

The property is situated close to the popular McArthur Glen shopping outlet, offering a variety of shops and dining options just a short distance away.

Additionally, the apartment comes with allocated parking at the rear, providing ease for your vehicle.

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



Council Tax Band: B



ENTRANCE HALLWAY

Having a door to an airing cupboard, access to the roof void with a drop down ladder and further doors into:

VIEWING: Strictly via Chariot Estates on 01543 68 68 77

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk

SPACIOUS OPEN PLAN KITCHEN/DINER

21'6" x 13'3"

KITCHEN AREA

Having a range of wall mounted and base units, work surfaces, inset sink and drainer, integrated electric oven with hob and extractor over, integrated fridge/freezer, space for a washing machine and slimline dishwasher and splash back tiling.

SPACIOUS LOUNGE AREA

Having a Juliet balcony to the side and two electric radiators.

BEDROOM ONE

12'5" x 9'6"

Having a double glazed window to the side, electric radiator and a door to:

EN-SUITE

Having a shower cubicle, low level flush W.C, pedestal wash hand basin, electric radiator and a double glazed window to the rear.

BEDROOM TWO

9'6" x 9'3"

Having a double glazed window to the side and an electric wall heater.

BATHROOM

Being of a white suite having a panelled bath, electric shower over, low level flush W.C, pedestal wash hand basin, radiator and an extractor fan.

REAR PARKING

Having an allocated car park space with visitor parking.

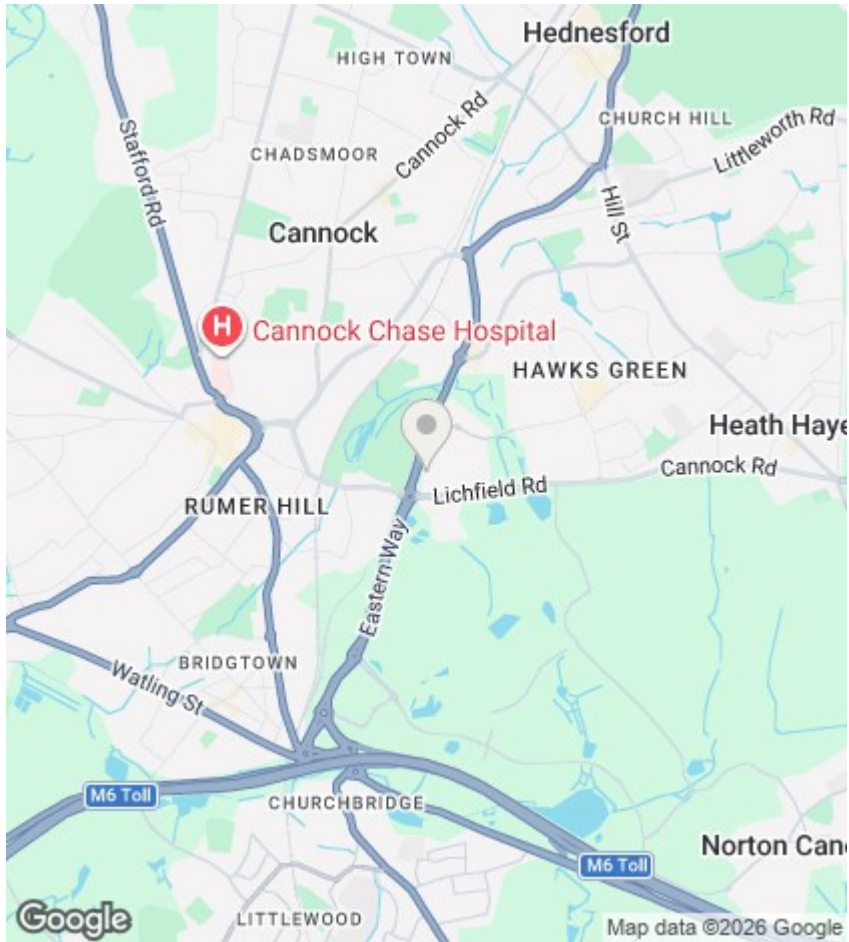
Disclaimer

TENURE: Leasehold, 105 years left, £150 a year ground rent, £1,228.91 per year

TBC officially with solicitors

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.



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		
(69-80) C	69	78
(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	

Hobby Way

Approx. 58.1 sq. metres (625.9 sq. feet)

