



CHARIOT

ESTATES

INDEPENDENT ESTATE AGENTS



538 Stafford Road, Cannock, Staffs, WS11 4AU

Offers In The Region Of £100,000

- A first floor maisonette
- No onward chain
- Rear garden
- Close to Cannock amenities & Easy access to transport links
- Epc F, Council tax band A
- Spacious bedroom
- Located on Stafford Road
- Ideal for first-time buyers/buy to let
- Viewing highly recommended

538 Stafford Road, Staffs WS11 4AU

Chariot Estates Ltd is delighted to present this first-floor maisonette located on Stafford Road in Cannock. This property offers a good sized accommodation and is perfect for those seeking a comfortable living space without the hassle of a lengthy chain. Having recent improvements throughout including a new bathroom suite, newly plastered areas and new carpets.

The maisonette features a well-proportioned reception room, providing an inviting area for relaxation and entertaining. The bedroom is a cosy retreat, ideal for rest and rejuvenation. The property also includes a newly renovated bathroom, ensuring convenience for daily living.

This maisonette is well-connected to local amenities and transport links, making it an excellent choice for both first-time buyers and investors alike. With its appealing features rear garden and no chain, this property presents a wonderful opportunity to create a home in a vibrant community.

Having undergone a partial renovation, this well-presented flat benefits from a newly fitted bathroom suite, fresh plasterwork and new carpets, creating a smart and comfortable home that is ready to move straight into. With much of the key work already completed, the property is well worth viewing and also offers scope for a new owner to personalise it further to their own taste.

Do not miss the chance to view this delightful maisonette; it could be the perfect place for you to call home.



Council Tax Band: A



Lounge

15'9" x 11'2"

Having a glazed window to the fore and a electric heater.

Kitchen

10'6" x 6'11"

Having wall and base units with preparation surfaces, sink and drainer, a glazed window to the rear, built in oven and hob with extractor fan, space for appliances and splash back tiling.

Bathroom

7'3" x 5'7"

Recently renovated having a paneled bath with shower over, sink set into vanity unit, low level flush W.C splash back tiling and a glazed window to the rear.

Bedroom

11'10" x 10'2"

Having a glazed window to fore, electric heater and a useful wardrobe space.

External

It is easy enough to park just out the front of the flat with the property being in a lay by away from the main road. (it has no direct off road parking). there is a small rear garden.

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

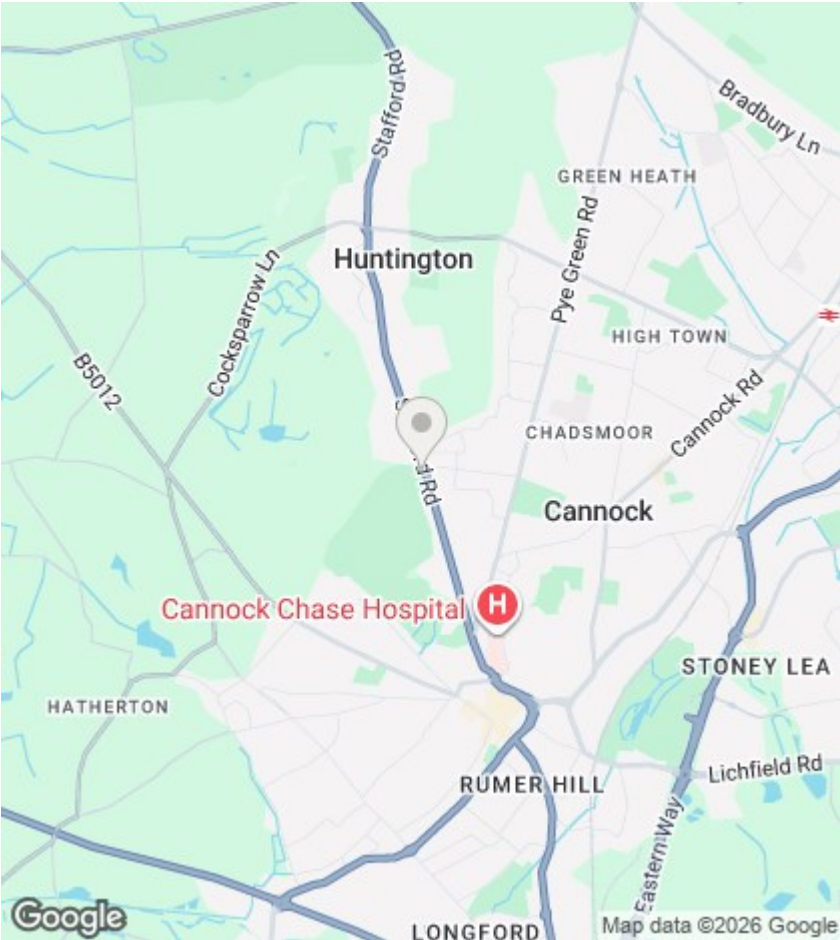
CHAIN: No onward chain

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk

125 year lease signed april 1990 - £10 per month.
(Roughly 89 Years left)

There is also a service charge which varies, typically around £150 / £200 per year depending on what maintenance they have planned.



Directions

Viewings

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

EPC Rating:
F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

