



**Hobby Way
Heath Hayes**

Hobby Way Heath Hayes

Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom top floor apartment situated on a modern sought after development.

Being offered with NO CHAIN the property is perfect for first time buyers, investors or those looking to downsize.

The property features a spacious contemporary open plan living space with lounge and dining areas as well as a modern fitted kitchen. There are also two double bedroom, modern fitted bathroom and hallway. Externally there is off road allocated parking as well as visitor spaces.

The property benefits from electric heaters and a loft with ample storage space.

The property is located in Heath Hayes, Cannock, just ten minutes from Cannock Chase, an area of outstanding natural beauty. The property benefits from good local schooling, supermarket, post office, dentist and bus routes and rail stations all within walking distance. Its location provides ease of access to Cannock town centre and commuter routes including A460, A5 and M6 toll road linking the Midlands motorway network.

ENTRANCE HALL:

Front entrance door, intercom, carpeted flooring, wall mounted heater, airing



cupboard and doors off to both bedrooms, bathroom and lounge.

LOUNGE-DINER:

22' 0" x 18' 2" (6.71m max x 5.53m max)
Carpeted flooring, ceiling light point, wall heaters, window & Juliet balcony to front and open plan to kitchen.



MODERN FITTED KITCHEN:

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, tiled splash backs, integrated and 4 ring hob with extractor fan, integrated fridge-freezer and washer-dryer, ceiling light point, recessed spot lights and window to side.



MASTER BEDROOM:

12' 6" x 9' 9" (3.82m x 2.97m)
Fitted wardrobe, carpeted flooring, wall heater, ceiling light point, windows to rear.

BEDROOM TWO:

9' 5" x 9' 9" (2.87m x 2.97m)
Carpeted flooring, wall heater, ceiling light point and window to rear.



FAMILY BATHROOM:

White suite comprising: panel bath with electric shower over, low level flush WC, pedestal wash hand basin, vinyl flooring, ceiling light point and heated towel rail.



EXTERNALLY:

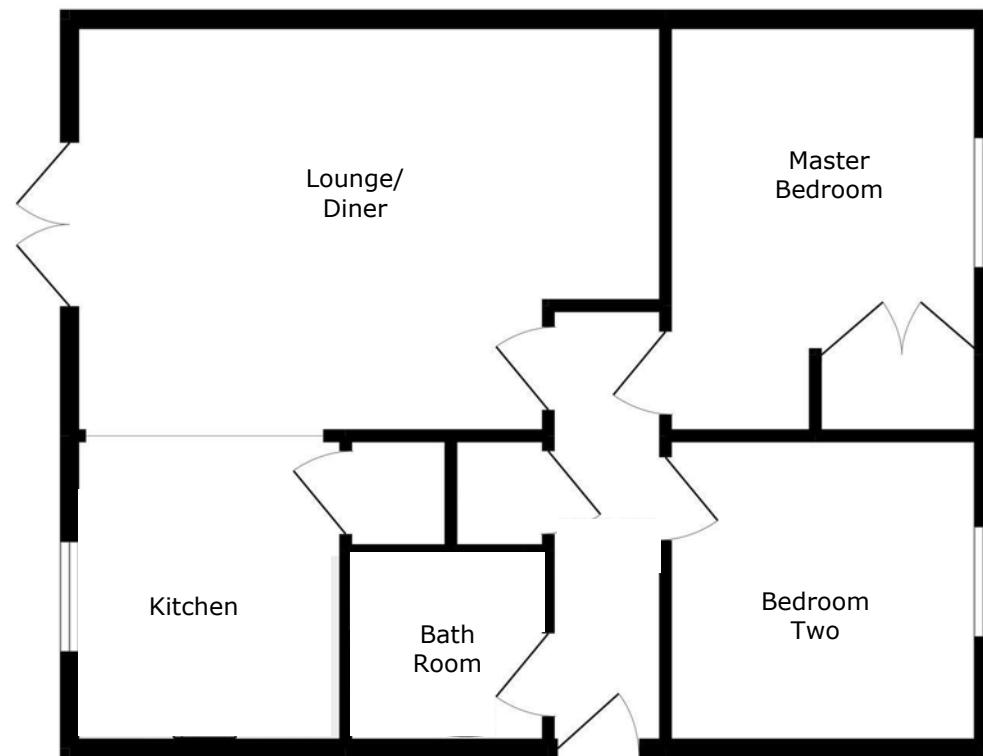
One allocated parking space plus visitor spaces.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



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