



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS

12 HAMILTON LEA, NORTON CANES, STAFFS, WS11 9SY

£77,000





Chariot Estates are pleased to market this superbly sized one bedroom property set in the heart of Norton Canes within walking distance to the local amenities, easy reach to the M6 and the A5.

Set back away from the road having parking to rear, hedge perimeter with pathway leading timber door with further door to storage shed.

ENTRANCE HALLWAY:

Having stairs off to first floor accommodation, having down lighting electric panel heater and doors off to:

LOUNGE:

15'1 x 11'5 (4.60m x 3.43m) Having down lighting, two double glazed windows to fore and opening through to:

FITTED KITCHEN:

7'3 x 5'9 (2.21m x 1.75m) Having a range of white wall and base units, splashback tiling, built in oven with hob and extractor over, space and plumbing for automatic washing machine, space for fridge/freezer.

FITTED BATHROOM:

Having panelled bath with shower over, low level flush W.C, pedestal wash hand basin, splashback tiling and extractor.

DOUBLE BEDROOM:

12'5 x 9'6 (3.78m x 2.89m) Having double glazed window to fore, electric panel heater and down lighting.



OUTSIDE:

Having a communal frontage and pathway leading to side giving access to ample parking to the rear.

There are communal areas to fore & rear of the property.

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 with Waterloo Housing built in 1992 with a 96 year lease, roughly 65 years remaining

Monthly service charge is £70.97

Council Tax Band A

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



