



Primrose Meadow,  
Cannock, WS11 7FN

**£230,000**



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Paul Carr Estate Agents are delighted to market this modern three bedroom semi-detached family home situated in Heath Hayes, Cannock with excellent access to local amenities, transport links and schools.

The property in brief comprises an Entrance Hall, spacious Lounge, modern Kitchen-Diner and Conservatory on the ground floor; the first floor comprises of three Bedrooms and Family Bathroom.

The property frontage features a double width tarmac driveway for two vehicles. The private rear garden backs on to a woodland trail area and features an artificial turf area with storage shed equipped with power.







## Property Specification

Attention First Time Buyers  
Modern Kitchen-Diner  
Conservatory  
Private Rear Garden  
Double Width Driveway  
Backs Onto Woodland Trail

### Entrance Hall

### Lounge

4.63m (15'2") max x 4.22m (13'10")

### Kitchen-Diner

4.22m (13'10") x 2.90m (9'6")

### Conservatory

3.71m (12'2") x 2.90m (9'6")

### Bedroom One

3.60m (11'10") x 2.47m (8'1")

### Bedroom Two

3.24m (10'7") x 2.64m (8'8")

### Bedroom Three

2.72m (8'11") x 1.65m (5'5") plus 0.43m (1'5") x 0.43m (1'5")

### Bathroom

1.86m (6'1") x 1.65m (5'5")

### Agent's Note:

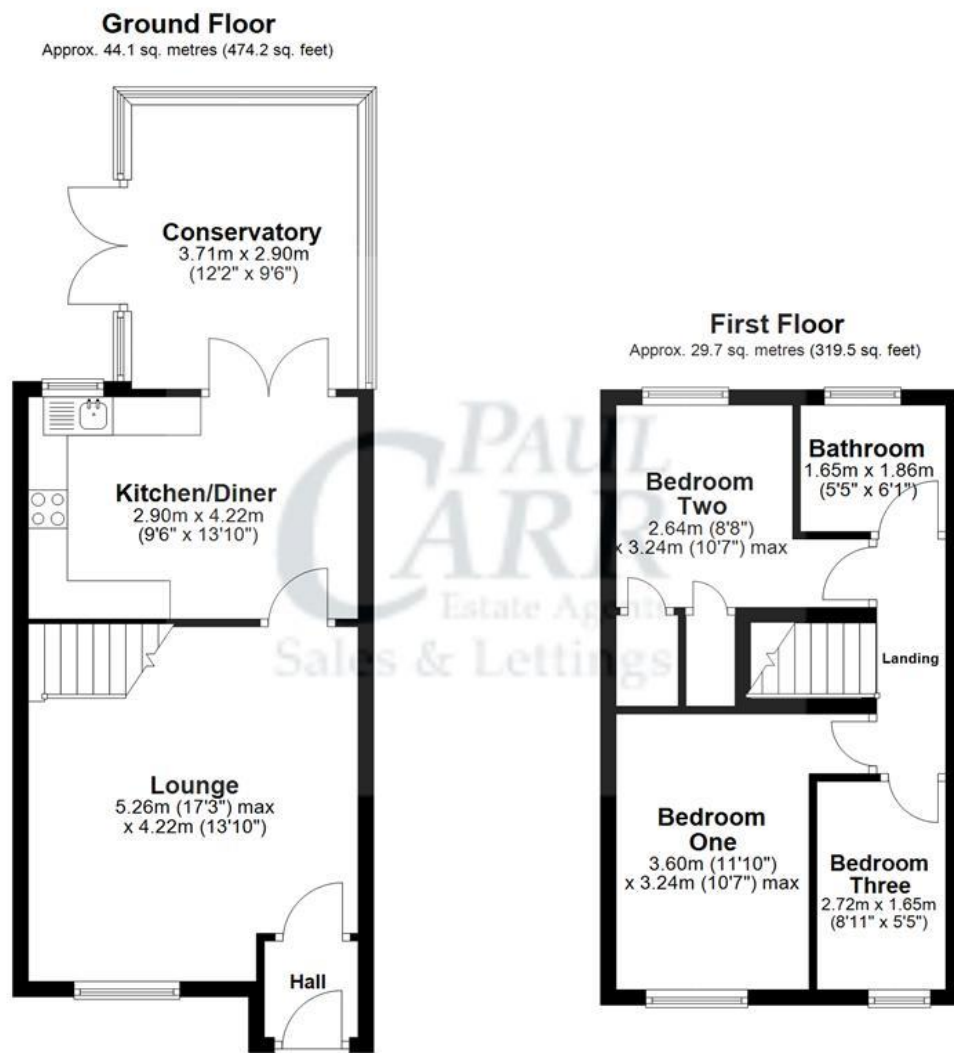
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Came on the market: 8th July 2025

### Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage  
Council tax band: E  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

