



Wolverhampton Road,
Cannock, WS11 1AR

£205,000

£205,000

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Paul Carr Estate Agents are privileged to present to market this well presented character property in the heart of Cannock town.

This characterful property is briefly comprised of a Lounge, Dining Room, modern fitted Kitchen and well presented Family Bathroom on the ground floor; the first floor benefits from a spacious landing with three well-proportioned Bedrooms.

This fantastic first time buyer home is situated in close proximity of shops, schools and local facilities; the property frontage is approached via a slabbed pathway with side gated access to the rear garden. The spacious rear garden is primarily laid to lawn but also features a sizeable slabbed seating area with greenhouse and detached workshop / outbuilding.





Property Specification

Attention First Time Buyers
Modern Fitted Kitchen With Two Tone Cabinets
Two Reception Rooms
Modern Fitted Bathroom With Walk-In Shower
Character Features Including High Ceilings, Column
Radiators & Paneled Feature Walls

Lounge

11' 11" x 11' 11" (3.63m x 3.63m)

Dining Room

12' 0" x 11' 11" (3.65m x 3.63m)

Kitchen

11' 2" x 6' 8" (3.40m x 2.03m)

Family Bathroom

5' 3" x 6' 7" (1.60m x 2.01m)

Cellar

Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m)

Bedroom Two

12' 0" x 8' 11" (3.65m x 2.72m)

Bedroom Three

12' 0" x 6' 9" (3.65m x 2.06m)

External

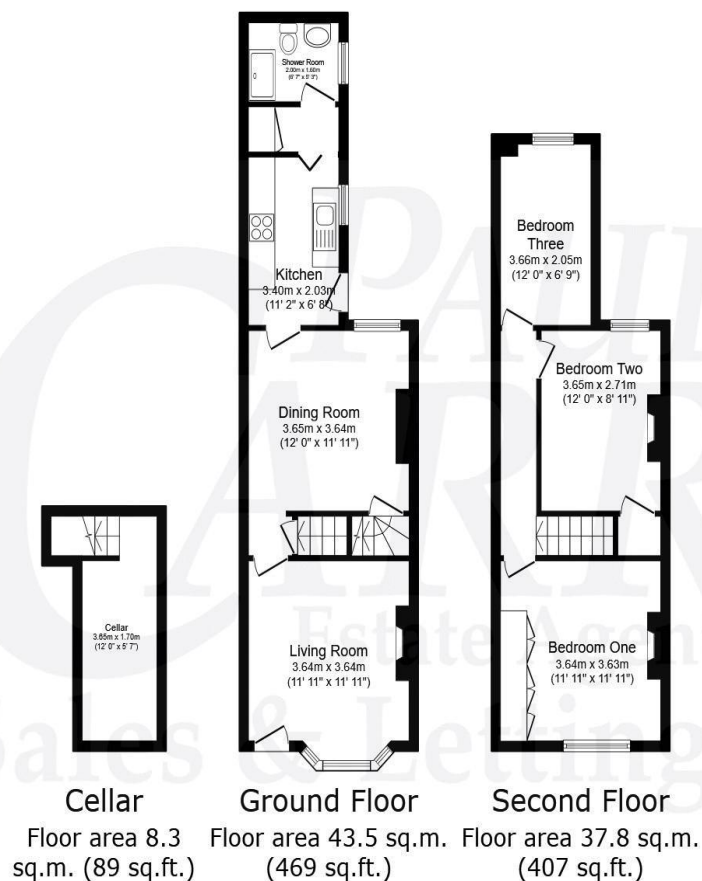
Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 17th January 2025

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

Floor Plan

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



TOTAL: 89.6 sq.m. (965 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Map Location

