



Holt Crescent,  
Cannock, WS11 7ZA

**£264,500**



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Paul Carr Estate Agents are delighted to market this generously extended three bedroom family home in Hawks Green, Cannock.

The property in brief comprises an Entrance Hall, Kitchen, Lounge, Dining Room, three double Bedrooms and two Family Bathrooms.

Situated at the end of a quiet cul-de-sac, externally the property benefits from a double width driveway to the front; the private rear garden is tastefully landscaped over two tiers with two slabbed seating areas, lawn with decorative borders and outdoor lighting.







## Property Specification

Considerably Extended Family Home  
Three Double Bedrooms  
Two Bathrooms  
Double Width Driveway For Multiple Vehicles  
Quiet Cul-De-Sac Location

**Kitchen**  
9' 3" x 7' 9" (2.82m x 2.36m)

**Dining Room**  
16' 8" x 11' 7" (5.08m x 3.53m)

**Lounge / Sitting Room**  
8' 8" x 13' 1" (2.64m x 3.98m)

**Bedroom One**  
12' 8" x 9' 3" (3.86m x 2.82m)

**Master En-Suite**  
5' 4" x 5' 2" (1.62m x 1.57m)

**Bedroom Two**  
9' 3" x 11' 8" (2.82m x 3.55m)

**Bedroom Three**  
7' 7" x 11' 8" (2.31m x 3.55m)

**Family Bathroom**  
4' 11" x 8' 4" (1.50m x 2.54m)

### Agent's Note:

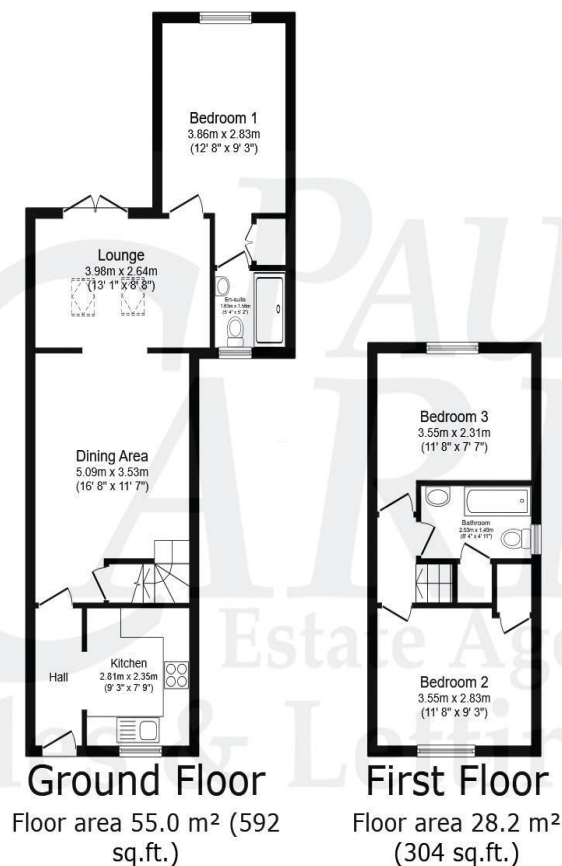
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 26th November 2024

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*

Energy Efficiency Rating



Map Location

TOTAL: 83.2 m<sup>2</sup> (896 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).