



Darwin Close,  
Cannock, WS12 2SL

**£200,000**

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

This spacious property briefly comprises an Entrance Hall, Lounge-Diner, Kitchen, Conservatory, Lean-To / Passage and Downstairs Cloakroom on the ground floor. The first floor benefits from three Bedrooms and a Family Bathroom.

The private property frontage benefits from a decorative graveled area with flower beds and slabbed entrance pathway. The rear of the property is primarily blockpaved with decked and slabbed seating areas, storage shed and rear gated access to a communal parking area.





## Property Specification

Sought After Heath Hayes Location  
Quiet Cul-De-Sac  
Conservatory  
Side Lean-to Passage / Boot Room  
Rear Communal Parking  
No Chain

**Lounge-Diner**  
23' 7" x 11' 7" (7.19m x 3.52m)

**Kitchen**  
13' 0" x 9' 1" (3.96m x 2.77m)

**Downstairs Cloakroom**  
2' 8" x 7' 2" (0.81m x 2.18m)

**Conservatory**  
7' 10" x 9' 7" (2.39m x 2.92m)

**Lean-To / Passage**  
23' 7" x 3' 7" (7.18m x 1.08m)

**Bedroom One**  
12' 0" x 12' 10" (3.65m x 3.91m)

**Bedroom Two**  
11' 3" x 9' 7" (3.43m x 2.93m)

**Bedroom Three**  
7' 7" x 9' 0" (2.30m x 2.75m)

**Family Bathroom**  
5' 7" x 8' 10" (1.70m x 2.7m)

### 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: 2nd March 2025

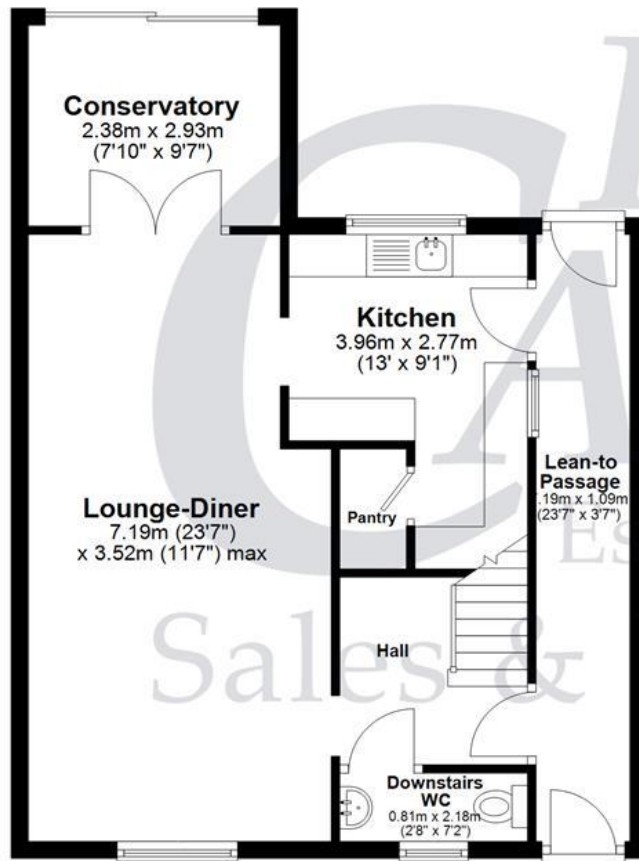
### Viewer's Note:

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

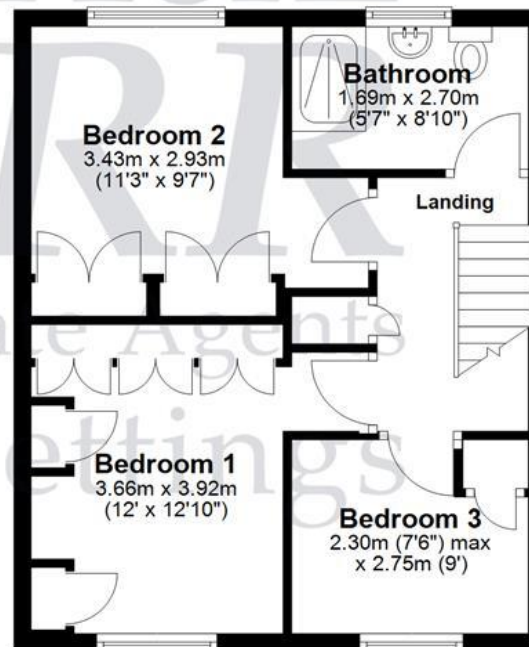
## Floor Plan

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

Approx. 57.5 sq. metres (619.1 sq. feet)



Approx. 45.1 sq. metres (485.2 sq. feet)



### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Map Location

