



Brampton Drive,
Cannock, WS12 2DT

£270,000

£270,000

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Paul Carr Estate Agents are pleased to market this well presented three bedroom family home in the desirable area of Heath Hayes - offering excellent access to local amenities, transport links and schools.

The property in brief comprises an Entrance Hall, Kitchen-Diner, two reception rooms, Utility, Downstairs Cloakroom and Conservatory on the ground floor; the first floor comprises of three Bedrooms and a modern fitted Family Bathroom.

Situated on a highly regarded residential street, this well presented family home benefits from a full width blockpaved driveway leading to the partially converted Garage. The property also benefits from a private rear garden which is primarily laid to lawn with decorative borders and slabbed seating area with blockpaved edging.





Property Specification

Attention First Time Buyers
Modern Open Plan Kitchen-Diner With Integrated
Appliances
Utility
Downstairs Cloakroom
Play Room / Study Garage Conversion

Kitchen-Diner
9' 9" x 15' 6" (2.98m x 4.73m)

Lounge
4' 2" x 12' 7" (4.32m x 3.83m)

Conservatory
9' 1" x 14' 7" (2.78m x 4.44m)

Utility
11' 8" x 8' 0" (3.55m x 2.45m)

Play Room / Study
10' 10" x 8' 0" (3.3m x 2.45m)

Garage Store
3' 6" x 8' 0" (1.07m x 2.45m)

Bedroom One
12' 2" x 9' 5" (3.7m x 2.87m)

Bedroom Two
12' 0" x 8' 10" (3.65m x 2.7m)

Bedroom Three
9' 2" x 5' 11" (2.79m x 1.81m)

Family Bathroom
5' 11" x 6' 4" (1.8m x 1.92m)

Agent's Note:

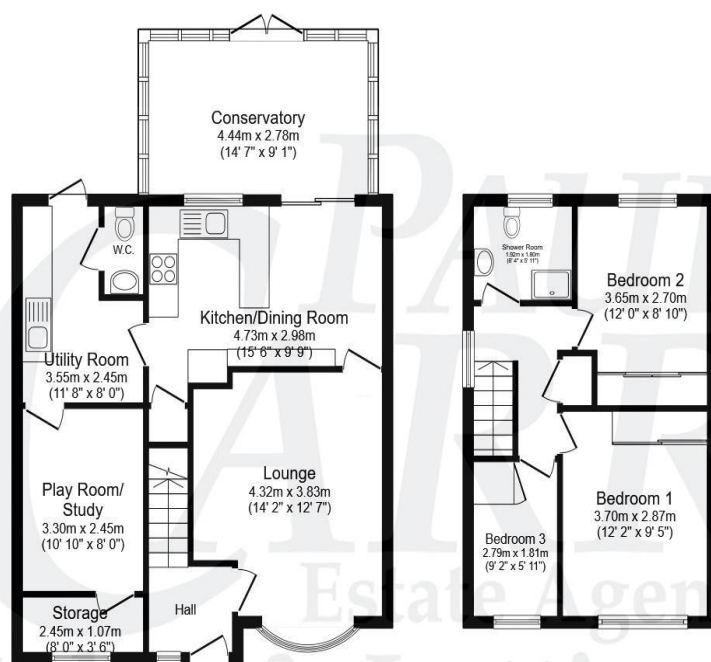
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 6th March 2025

Viewer's Note:

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



Ground Floor
Floor area 70.6 m² (760 sq.ft.)

First Floor
Floor area 35.0 m² (377 sq.ft.)

TOTAL: 105.6 m² (1,137 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

**New
Instruction
Awaiting
E.P.C.**

Map Location

