



Harebell Close,  
Cannock, WS12 3XA

£240,000



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Paul Carr Estate Agents are pleased to market this chain free 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, two reception rooms and Conservatory on the ground floor; the first floor comprises of three Bedrooms and Family Bathroom.

Situated on a quiet cul-de-sac, this chain free family home benefits from a tarmac driveway for two vehicles leading to a double length Garage. Situated on a corner plot, the property also benefits from a private rear garden with artificial turf with timber sleeper decorative borders and slabbed seating area with outdoor tap and lighting.







## Property Specification

Attention First Time Buyers  
Rear Facing Kitchen  
Two Reception Rooms  
Highly Sought After Heath Hayes Location  
Tarmac Driveway For Two Vehicles  
No Onward Chain

### Entrance Hall

**Kitchen**  
9' 5" x 7' 5" (2.88m x 2.27m)

**Lounge**  
12' 2" x 11' 10" (3.7m x 3.6m)

**Dining Room**  
9' 6" x 7' 5" (2.9m x 2.26m)

**Conservatory**  
10' 2" x 7' 10" (3.09m x 2.38m)

**Bedroom One**  
10' 7" x 7' 11" (3.22m x 2.42m)

**Bedroom Two**  
9' 6" x 9' 2" (2.89m x 2.79m)

**Bedroom Three**  
7' 6" x 7' 2" (2.28m x 2.18m)

**Family Bathroom**  
5' 5" x 5' 1" (1.65m x 1.55m)

### Agent's Note:

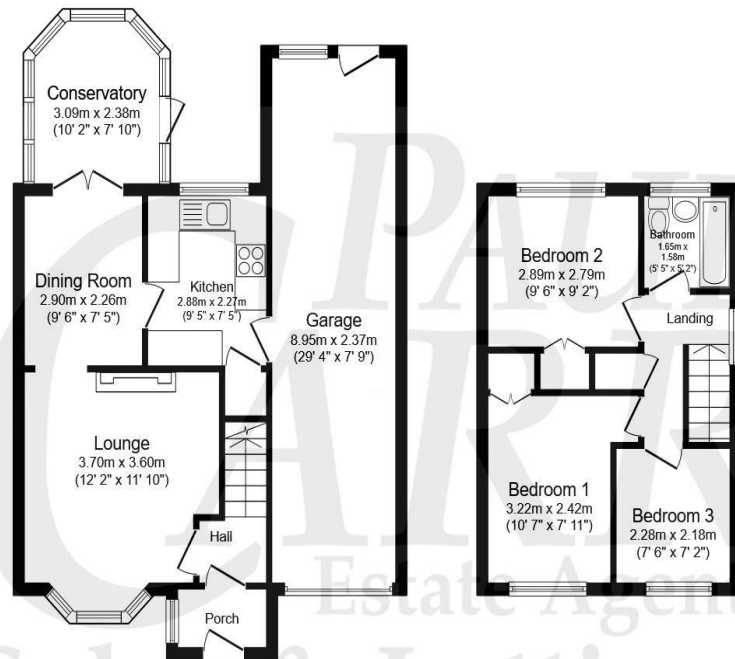
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 7th March 2025

### Viewer's Note:

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

# Floor Plan

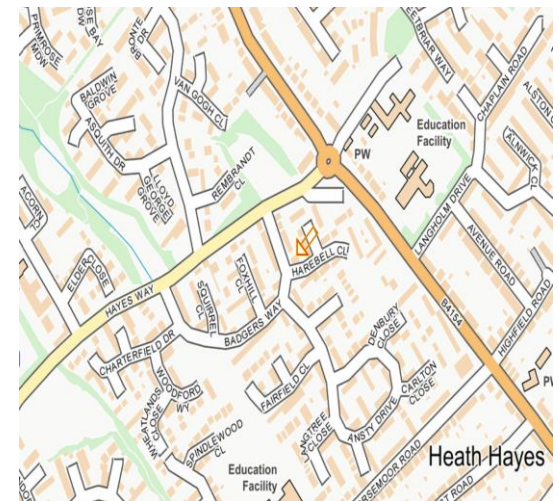
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location



TOTAL: 92.3 m<sup>2</sup> (994 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).