



Colliers Way, Huntington  
Cannock, WS12 4UD

**£415,000**



# Huntington

£415,000



Paul Carr Estate Agents are privileged to market this modern three storey family home on a desirable estate in Huntington, Cannock offering excellent access to local amenities, transport links and schools.

Spanning three storeys, this extended double fronted family home features an entrance hall, lounge, dining room, extended kitchen-diner and downstairs cloakroom on the ground floor. The first floor offers two double bedrooms - one benefiting from an en-suite. Whilst the second floor boasts two double bedrooms and two bathrooms.

Positioned on a corner plot on a quiet estate in Huntington, this extended family home benefits from a side tarmac driveway - with capacity for two vehicles, leading to the converted Garage. The recently landscaped rear garden features both slabbed and decked seating areas, artificial turf with blockpaved edging and two storage sheds.





## Property Specification

Extended Four Double Bedrooms Set Over Three Storeys  
Previously Converted From Five Bedrooms Into Four  
Three Modern Bathrooms With Downstairs Cloakroom  
Generously Extended U-Shaped Kitchen-Diner  
Side Tarmac Driveway  
Recently Landscaped Rear Garden With Artificial Turf

### Lounge

16' 6" x 9' 6" (5.04m x 2.89m)

### Dining Room

15' 5" x 9' 1" (4.7m x 2.78m)

### Kitchen-Diner

18' 9" x 18' 3" (5.71m x 5.56m)

### Bedroom Two

9' 4" x 8' 11" (2.84m x 2.71m)

### Bedroom Two En-Suite

4' 6" x 9' 9" (1.36m x 2.98m)

### Bedroom Three

16' 8" x 9' 1" (5.09m x 2.76m)

### Bedroom One

9' 7" x 16' 9" (2.92m x 5.10m)

### Master En-Suite

4' 6" x 10' 3" (1.37m x 3.12m)

### Bedroom Four

8' 4" x 9' 3" (2.55m x 2.81m)

### Family Bathroom

7' 10" x 9' 4" (2.4m x 2.84m)

### 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: 11th March 2025

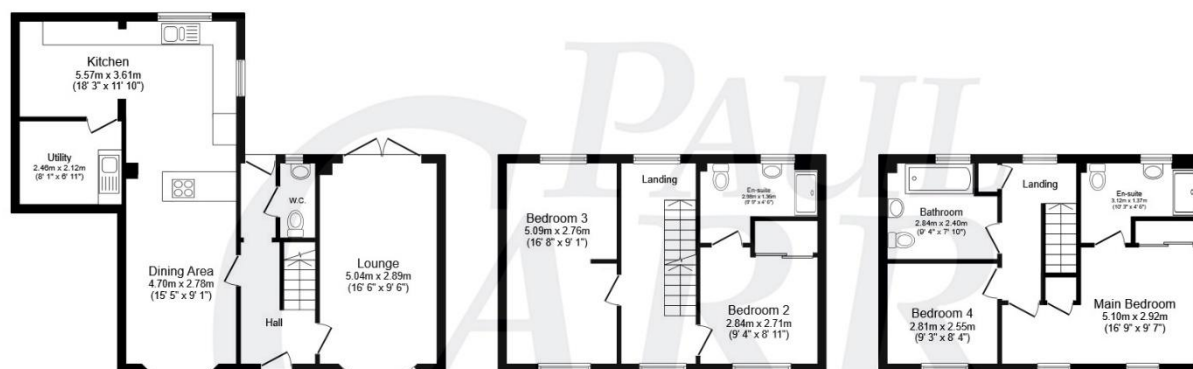
### Viewer's Note:

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



# Floor Plan

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



**Ground Floor**

Floor area 64.1 sq.m. (690 sq.ft.)

**First Floor**

Floor area 40.1 sq.m. (432 sq.ft.)

**Second Floor**

Floor area 40.1 sq.m. (432 sq.ft.)

**TOTAL: 144.3 sq.m. (1,554 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.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

