



Rowan Close,
Cannock, WS12 4GD

Offers Over £290,000

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Paul Carr Estate Agents are delighted to bring to market this modern four bedroom detached family home situated on a corner plot on a quiet cul-de-sac in Huntington.

This detached family home is briefly comprised of an Entrance Hall, Kitchen-Diner, Lounge and Downstairs Cloakroom on the ground floor; the first floor benefits from four Bedrooms and two Bathrooms.

This well presented family home is set on a corner plot in a peaceful cul-de-sac. It features a side tarmac driveway with space for two vehicles, including an EV charger, leading to a detached garage. The recently landscaped rear garden is designed for low maintenance, with an artificial lawn, Indian Sandstone seating areas, and raised decorative borders made from timber sleepers. Additional highlights include outdoor lighting, an outdoor tap, and side gated access.





Property Specification

18ft+ Lounge With Double French Doors Leading To The Landscaped Rear Garden
Two Bathrooms & Downstairs Cloakroom
Detached Garage
Corner Plot Located In A Quiet Cul-De-Sac
Side Driveway For Two Vehicles & EV Charger

Entrance Hall

Lounge 12' 6" x 18' 7" (3.81m x 5.67m)

Kitchen-Diner 17' 2" x 12' 0" (5.23m x 3.65m)

Downstairs Cloakroom 5' 7" x 3' 1" (1.69m x 0.93m)

Bedroom One 11' 3" x 12' 0" (3.44m x 3.65m)

Master En-Suite 6' 1" x 6' 0" (1.86m x 1.83m)

Bedroom Two 10' 4" x 8' 11" (3.15m x 2.71m)

Bedroom Three 7' 2" x 9' 5" (2.19m x 2.86m)

Bedroom Four 8' 0" x 6' 4" (2.44m x 1.92m)

Family Bathroom 6' 0" x 6' 0" (1.83m x 1.83m)

Garage 17' 6" x 8' 9" (5.34m x 2.66m)

External

Agent's Note:

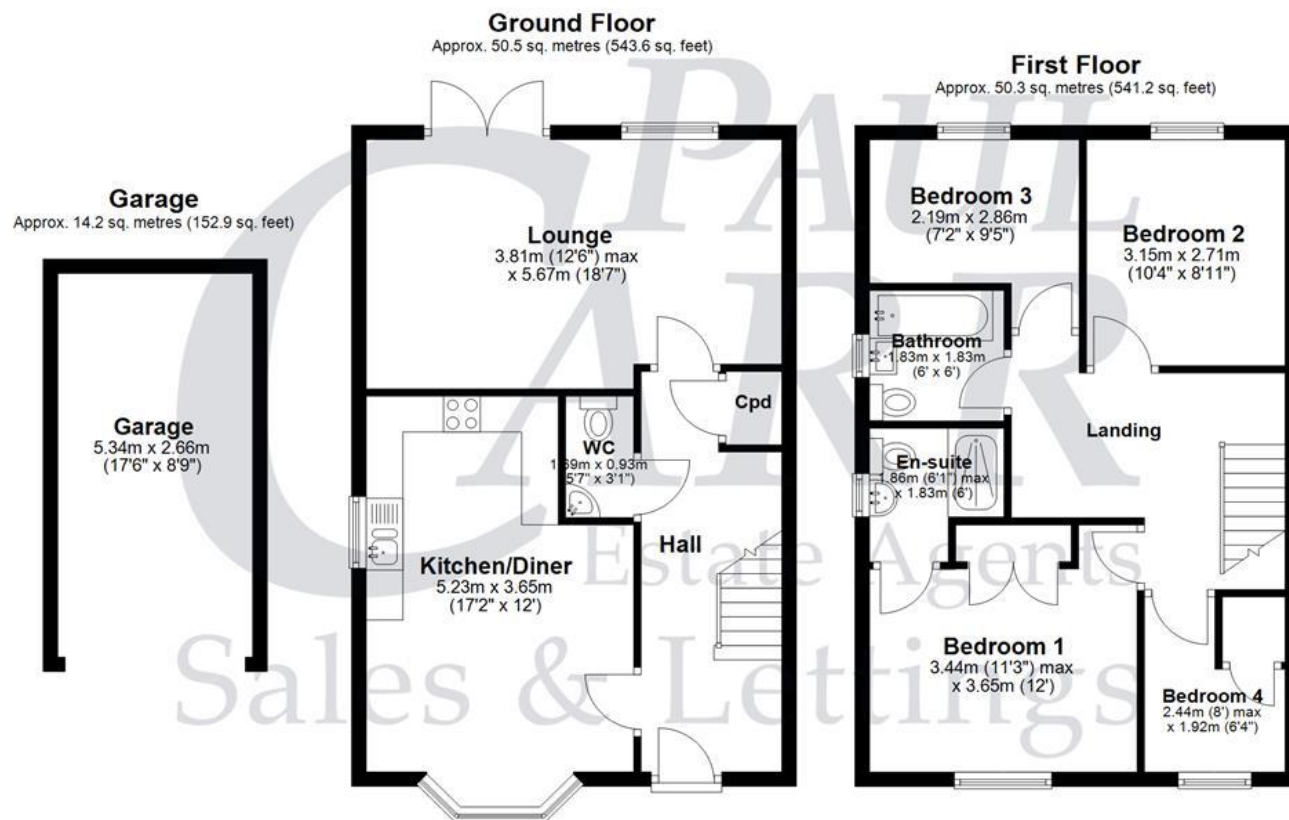
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 21st March 2025

Viewer's Note:

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

Floor Plan

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



Energy Efficiency Rating

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

Map Location

