



Avon Road,  
Cannock, WS11 1LH

**£200,000**



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Paul Carr Estate Agents are delighted to bring to market this extended two bedroom semi-detached family home situated on a spacious plot with a huge blockpaved driveway and sizeable rear garden in Cannock.

This chain free property is briefly comprised of an Entrance Hall, open plan Lounge-Diner, Kitchen and Lean-To / Passage on the ground floor; with two double Bedrooms and Family Bathroom on the first floor.

This ideal first time buyer property benefits from a spacious plot in the heart of Cannock. The property frontage benefits from a huge blockpaved driveway for multiple vehicles and access to the Entrance Hall and the side Lean-To / Passage. The generous rear garden benefits from two seating / furniture areas, a large lawn and storage shed.







## Property Specification

Ideal First Time Buyer Home On A Spacious Plot  
Two Double Bedrooms  
Recently Fitted Windows Throughout  
Recently Fitted Combination Boiler  
Side Lean-To With Utility Space And Further Storage  
Huge Blockpaved Driveway For Multiple Vehicles

### Hall

Lounge-Diner 21' 9" x 10' 11" (6.62m x 3.33m)

Kitchen 11' 4" x 8' 2" (3.45m x 2.49m)

Conservatory 8' 2" x 9' 5" (2.48m x 2.87m)

Lean To / Passage 16' 8" x 3' 8" (5.08m x 1.11m)

Utility 6' 0" x 6' 6" (1.84m x 1.97m)

Store 3' 6" x 6' 6" (1.06m x 1.97m)

### First Floor Landing

Bedroom One 9' 7" x 15' 0" (2.92m x 4.57m)

Bedroom Two 10' 8" x 9' 5" (3.25m x 2.87m)

Family Bathroom 5' 10" x 8' 0" (1.78m x 2.43m)

### External

### Agent's Note:

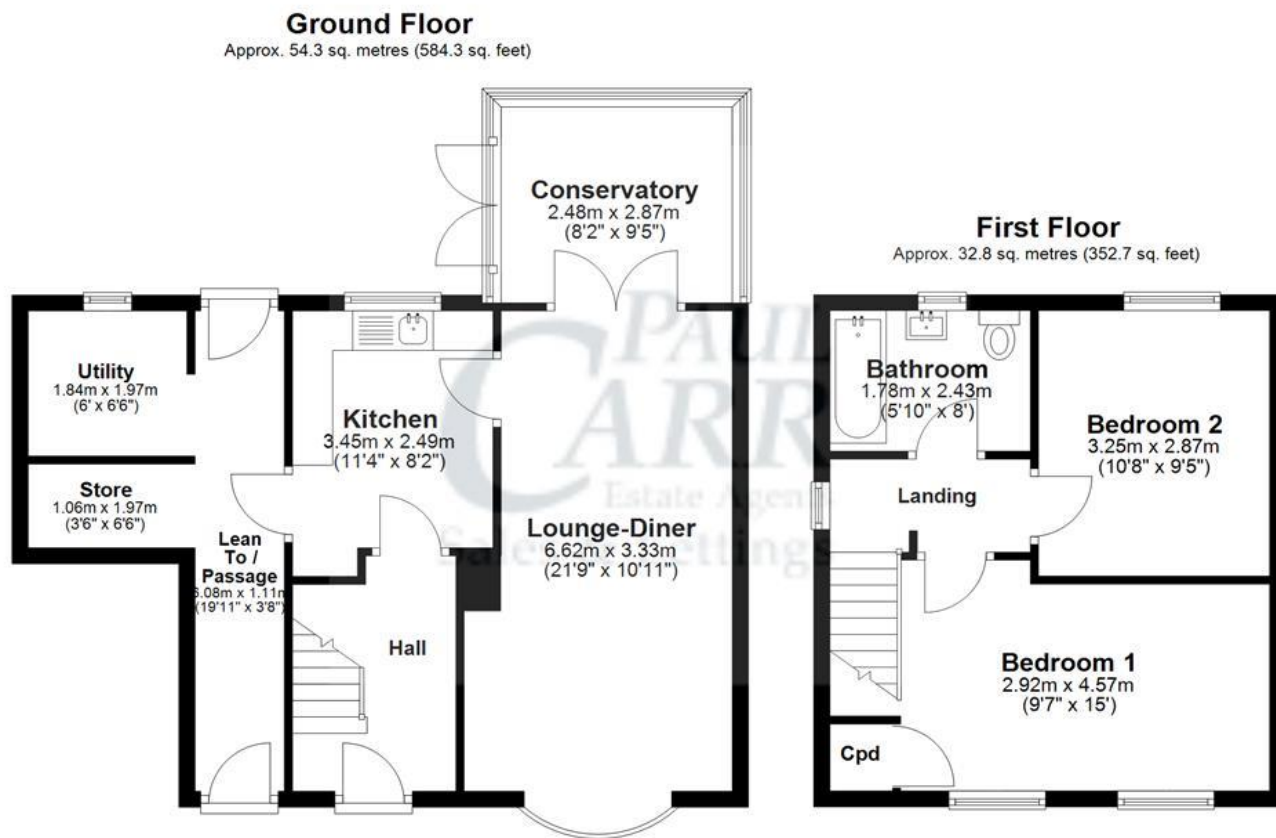
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Came on the market: 8th April 2025

### 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		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

