



Keel Way,
Cannock, WS11 0FD

£245,000

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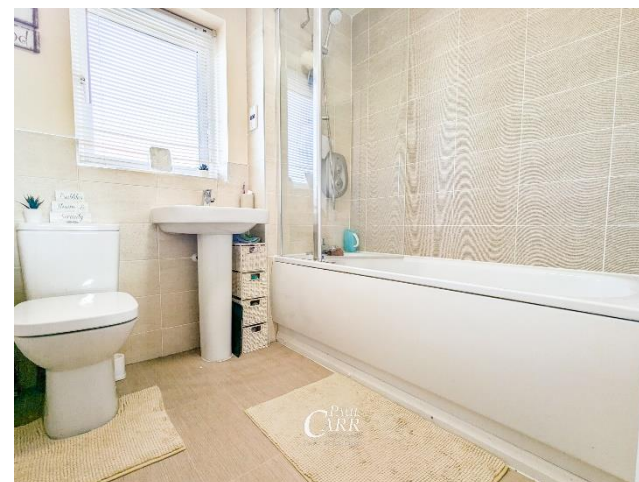


Paul Carr Estate Agents are pleased to bring to market this modern three bedroom semi-detached family home on a quiet cul-de-sac on Keel Way!

This well presented family home is briefly comprised of a spacious Entrance Hallway, modern Kitchen, Lounge-Diner and Downstairs Cloakroom on the ground floor; with three well-proportioned Bedrooms and two Bathrooms on the first floor. This exceptional property benefits from a prime plot on a quiet cul-de-sac

The property frontage benefits from a private double width tarmac driveway.

This south facing rear garden is predominately laid to lawn with decorative borders and also benefits from a slatted seating area, storage shed and side gated access.





Property Specification

Modern Three Bedroom Family Home
Modern Kitchen-Diner With Integrated Appliances
15ft+ Lounge-Diner
Two Modern Bathrooms & Downstairs Cloakroom
Double Width Driveway
South Facing Garden

Hall

Lounge-Diner 15' 6" x 15' 9" (4.72m x 4.8m)

Kitchen 10' 7" x 9' 1" (3.23m x 2.76m)

Downstairs Cloakroom

First Floor Landing

Bedroom One 11' 5" x 9' 1" (3.47m x 2.76m)

Master En-Suite Bathroom 4' 8" x 9' 1" (1.42m x 2.76m)

Bedroom Two 9' 9" x 9' 1" (2.96m x 2.76m)

Bedroom Three 8' 1" x 6' 7" (2.47m x 2.01m)

Family Bathroom 6' 5" x 6' 4" (1.95m x 1.94m)

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: 9th April 2025

Viewer's Note:

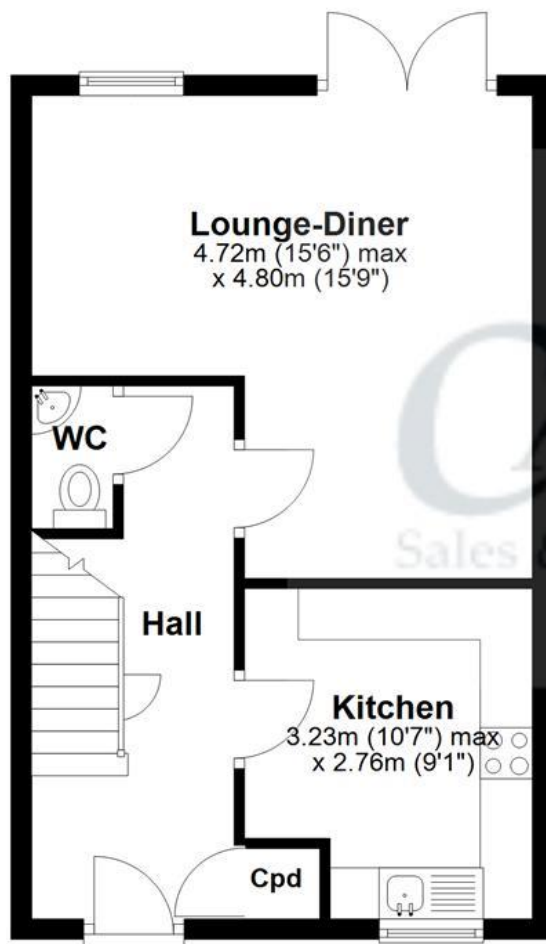
Services connected: Gas, Electricity, Water, Drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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

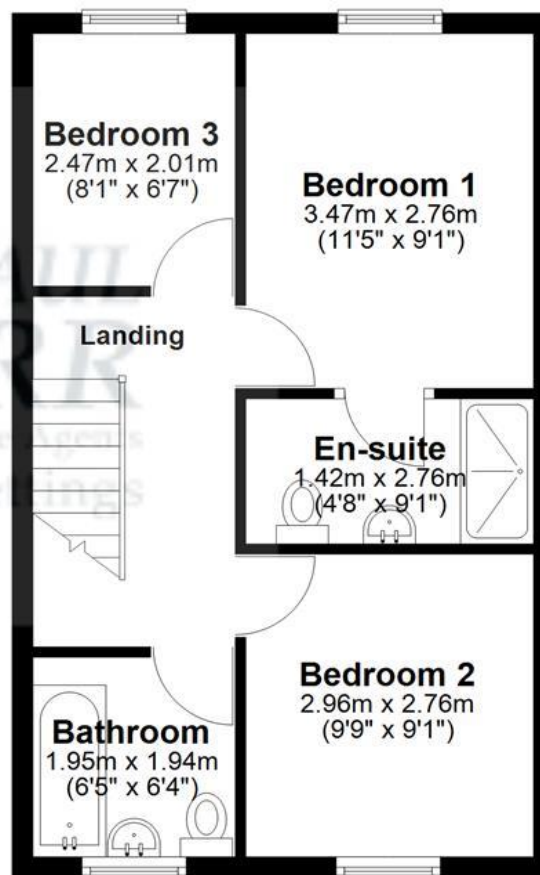
Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

