



Brisbane Way,
Cannock, WS12 2GR

£450,000

£450,000

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Paul Carr Estate Agents are delighted to present this considerably extended and beautifully appointed three-storey family home, ideally located on a quiet cul-de-sac on Brisbane Way.

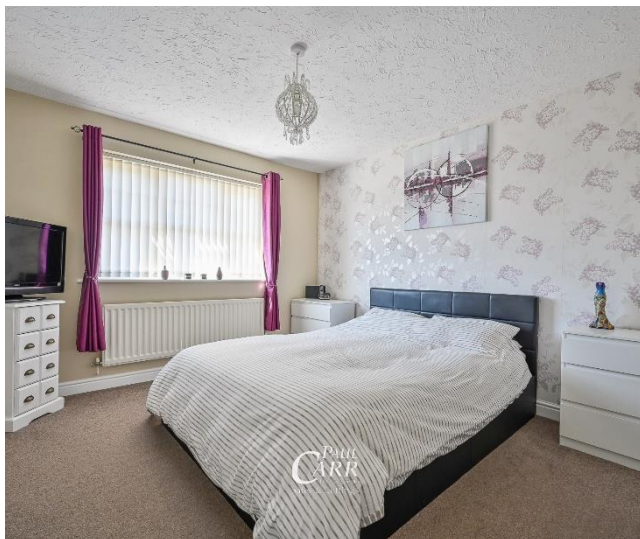
This impressive and versatile residence offers spacious accommodation across three levels, comprising a welcoming entrance hall, a contemporary breakfast kitchen, three well-proportioned reception rooms, and a convenient downstairs cloakroom. The property boasts five generously sized double bedrooms and two modern family bathrooms, providing ample space for growing families.

Situated adjacent to the picturesque Old Brickworks Nature Reserve, the property enjoys a tranquil setting with scenic walks right on the doorstep.

Brisbane Way is perfectly positioned for families and professionals alike, benefiting from excellent transport links to Birmingham city centre, Lichfield, Sutton Coldfield, and Walsall via nearby road and rail connections, including the A452, M6 Toll, and local train stations.

The property also falls within the catchment area for a selection of highly regarded primary and secondary schools, making it an ideal choice for families seeking quality education options.





Property Specification

Generously Extended Three Storey Family Home
Five Double Bedrooms
Three Reception Rooms
Modern Breakfast Kitchen
Two Bathrooms & Downstairs WC
Converted Garage Into Utility / Kitchenette

Breakfast Kitchen 8' 11" x 14' 3" (2.72m x 4.34m)

Lounge 14' 10" x 12' 2" (4.53m x 3.7m)

Dining Room 12' 1" x 8' 11" (3.69m x 2.73m)

Utility / Converted Garage 15' 8" x 7' 7" (4.78m x 2.31m)

Downstairs Cloakroom

First Floor Landing

Bedroom One 11' 1" x 11' 8" (3.38m x 3.56m)

Master En-Suite 3' 11" x 7' 8" (1.2m x 2.33m)

Bedroom Two 8' 7" x 8' 11" (2.62m x 2.72m)

Bedroom Three 10' 5" x 9' 3" (3.17m x 2.83m)

Bedroom Four 11' 2" x 7' 8" (3.4m x 2.34m)

Family Bathroom 9' 5" x 6' 10" (2.88m x 2.09m)

Second Floor Landing

Loft Bedroom Five 15' 9" x 16' 3" (4.81m x 4.95m)

Agent's Note:

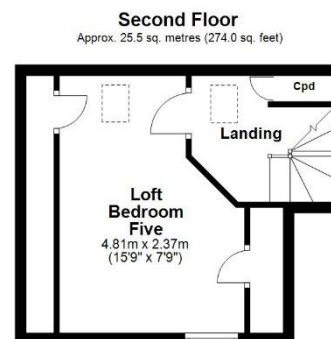
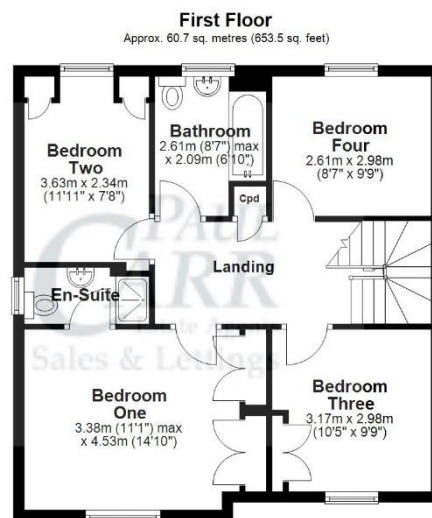
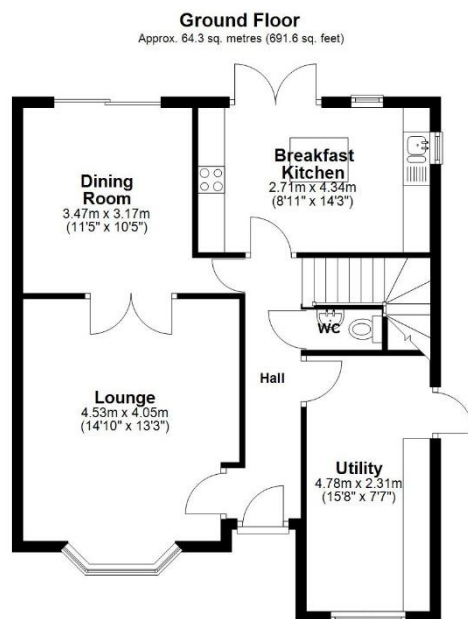
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

