



James Street,
Cannock, WS11 5HU

£185,000

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Paul Carr Estate Agents are delighted to present this extended two-bedroom semi-detached home, ideally situated on a generous plot in the heart of Cannock.

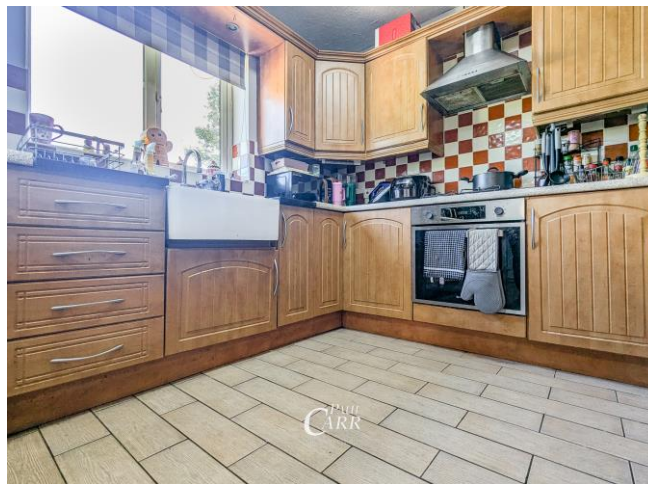
Offered with no upward chain, this well-maintained property presents an excellent opportunity for first-time buyers and young families alike.

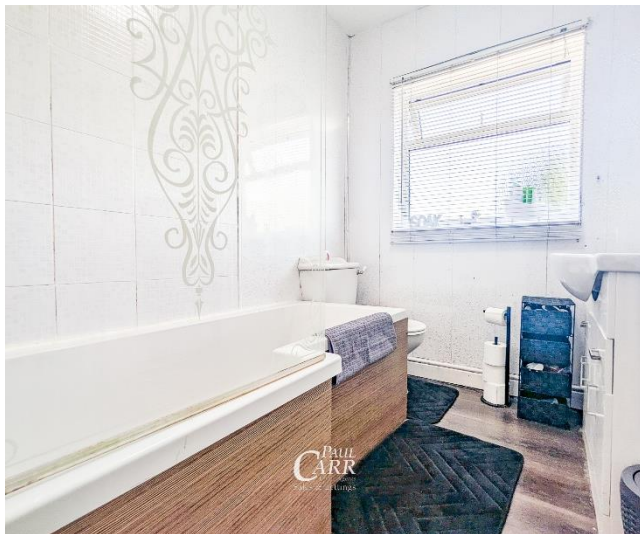
The accommodation comprises an entrance hall, a spacious lounge, separate dining room, and an extended kitchen on the ground floor. To the first floor are two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a graveled driveway providing off-road parking for multiple vehicles, as well as side gated access to a generous, landscaped rear garden. The rear garden is set over two tiers, featuring a well-maintained lawn and storage shed.

Commuter convenience is a key feature, with excellent transport links nearby including Hednesford train station, approximately 0.7 miles away, offering direct services to Birmingham, Stafford, and beyond. The M6, M6 Toll, and A5 are also easily accessible, providing easy access to regional and national destinations.

Educational needs are well catered for, with the property falling within the catchment area of several highly regarded local schools, including: Redhill Primary School, Moorhill Primary School, St Joseph's Catholic Primary School and St Luke's CE (VC) Primary School.





Property Specification

Extended Traditional Property - Ideal For First Time Buyers
Two Double Bedrooms
Two Reception Rooms
Extended Kitchen
Generous Rear Garden

Porch

Hall

Lounge

14' 4" x 12' 8" (4.37m x 3.85m)

Dining Room

9' 11" x 15' 7" (3.02m x 4.74m)

Kitchen

7' 4" x 14' 6" (2.23m x 4.43m)

First Floor Landing

Bedroom One

11' 7" x 15' 7" (3.52m x 4.75m)

Bedroom Two

10' 6" x 9' 0" (3.19m x 2.74m)

Family Bathroom

7' 7" x 5' 9" (2.32m x 1.76m)

Agent's Note:

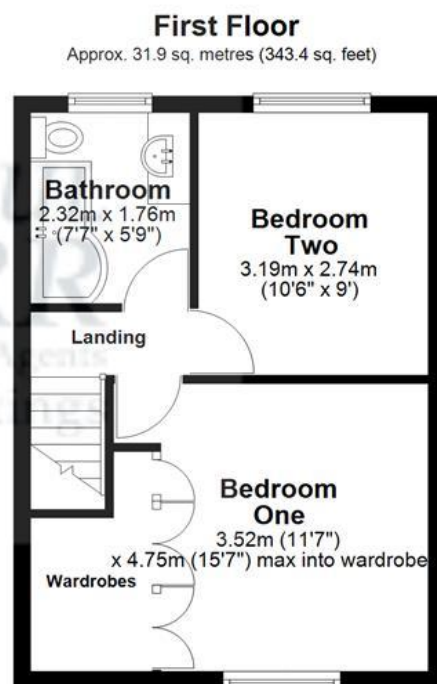
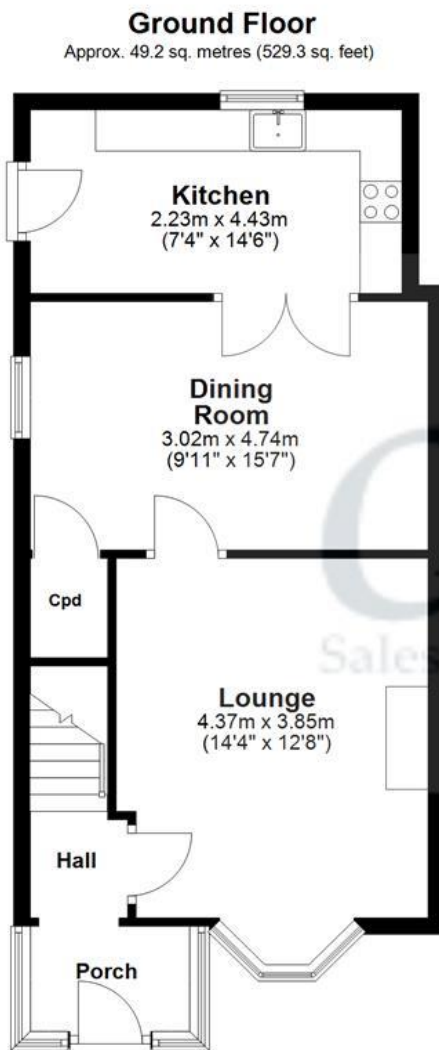
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 13th May 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

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

Map Location

