



Union Street,  
Cannock, WS11 0BY

**£190,000**

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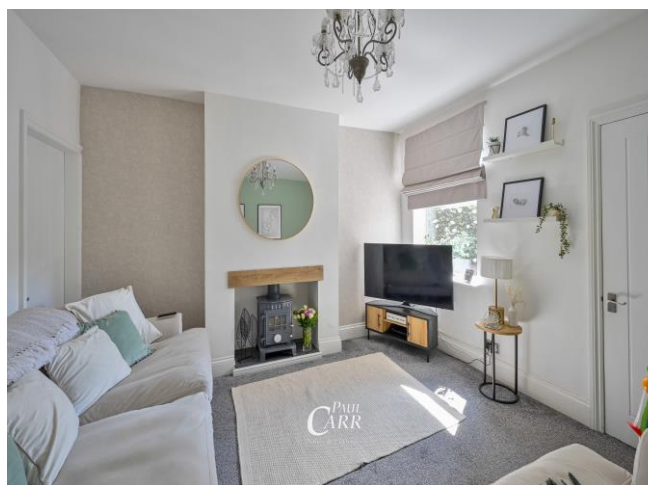


Paul Carr Estate Agents are delighted to present this extended character property, ideally located in the heart of Cannock town centre.

Perfectly suited for first-time buyers, this well-presented home offers a welcoming blend of traditional character and modern convenience. The ground floor comprises a contemporary fitted kitchen, two generously sized reception rooms, and a practical extended utility area with a WC. Upstairs, the property benefits from two spacious double bedrooms and a stylish, modern family bathroom.

Outside, the home enjoys a sizeable rear garden, primarily laid to lawn, with a slabbed seating area—ideal for outdoor entertaining.

The property benefits from excellent commuter links via the A34, M6, and Cannock train station, offering convenient travel to Birmingham, Stafford, and Wolverhampton, while also falling within the catchment area for several well-regarded local schools—making it an ideal choice for both professionals and families.





## Property Specification

Traditional Character Property Ideal For First Time Buyers

Two Spacious Reception Rooms

Modern Utility-WC

Generous Family Bathroom

Well Proportioned Rear Garden

### Kitchen

10' 6" x 6' 11" (3.2m x 2.1m)

### Lounge

12' 0" x 11' 11" (3.65m x 3.64m)

### Dining Room / Sitting Room

11' 11" x 11' 11" (3.63m x 3.64m)

### Utility-WC

7' 1" x 7' 0" (2.17m x 2.13m)

### First Floor Landing

### Bedroom One

12' 0" x 11' 11" (3.66m x 3.64m)

### Bedroom Two

11' 11" x 11' 11" (3.63m x 3.62m)

### Family Bathroom

9' 11" x 6' 9" (3.02m x 2.07m)

### Agent's Note:

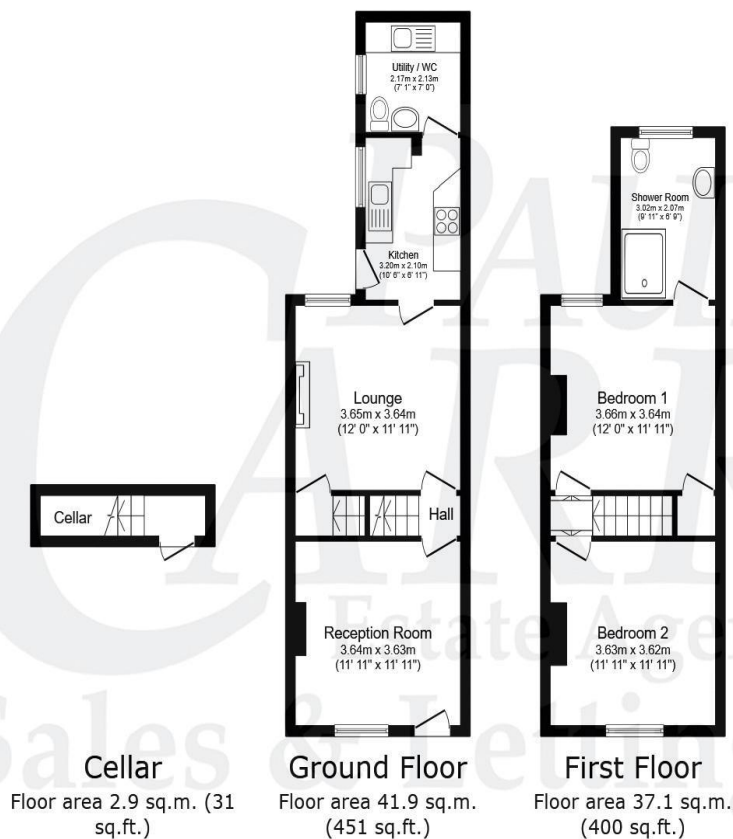
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Came on the market:

### Viewer's Note:

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

# Floor Plan

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



Total floor area: 81.9 sq.m. (882 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Energy Efficiency Rating

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

## Map Location

