



Boswell Road,  
Cannock, WS11 4BE

**£220,000**



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Paul Carr Estate Agents are delighted to offer for sale this spacious and well presented three bedroom semi-detached home, situated off Pye Green Road in Cannock. This attractive property benefits from excellent access to a range of local amenities, transport links and reputable schools.

The ground floor accommodation comprises an entrance hall, lounge, dining room and kitchen. Upstairs, the property features three well-proportioned bedrooms and family bathroom.

Positioned on a generous plot, the home benefits from a front lawn and a side driveway providing off-road parking for several vehicles, complete with access to a detached garage. The rear garden features a lawn with decorative flower borders with slabbed seating area and pathway.

The property is ideally located for both commuters and families, with Cannock Railway Station just one mile away offering direct services to Birmingham New Street and London Euston, and easy access to the A5 and M6 providing excellent road links. Well-regarded schools are also close by, including Moorhill and Redhill Primary Schools, Chadsmoor CofE Junior School, Cardinal Griffin Catholic College, and Cannock Chase High School.







## Property Specification

Three Bedroom Semi-Detached Family Home  
Two Reception Rooms  
Generous Driveway For Multiple Vehicles  
Detached Garage  
No Chain

### Entrance Hall

Lounge 19' 9" x 11' 6" (6.03m x 3.5m)

Dining Room 7' 0" x 6' 4" (2.13m x 1.94m)

Kitchen 9' 9" x 11' 1" (2.96m x 3.37m)

### First Floor Landing

Bedroom One 10' 1" x 11' 9" (3.08m x 3.57m)

Bedroom Two 9' 9" x 13' 9" (2.96m x 4.19m)

Bedroom Three 9' 9" x 6' 4" (2.97m x 1.92m)

Family Bathroom 5' 9" x 7' 3" (1.76m x 2.22m)

Garage 15' 10" x 9' 5" (4.83m x 2.87m)



### Agent's Note:

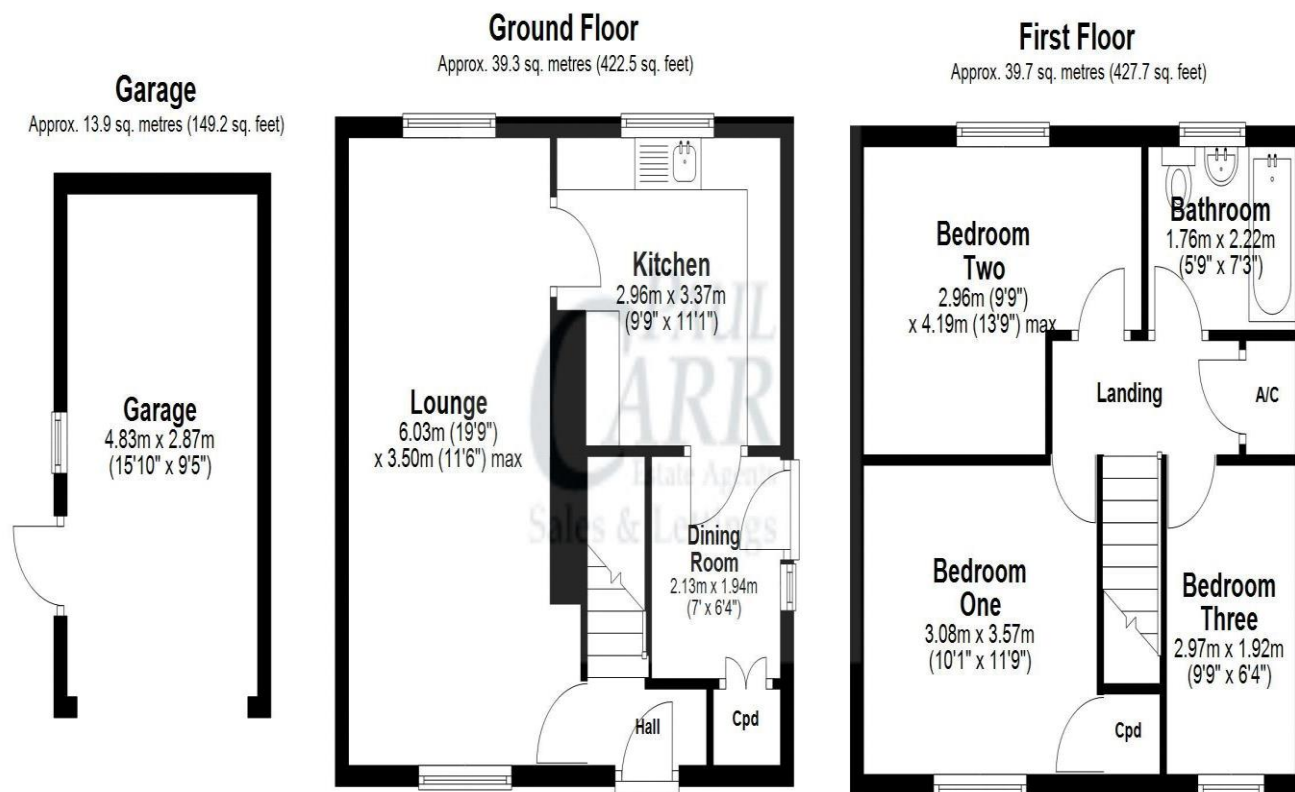
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Came on the market: 23rd May 2025

### 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

