



Cemetery Road,
Cannock, WS11 4QE

Guide Price £100,000

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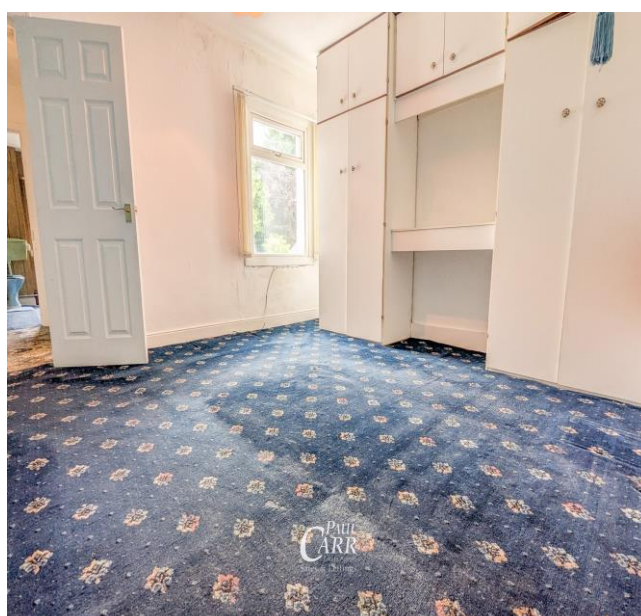
Paul Carr Estate Agents are pleased to bring to market with no onward chain this two-bedroom end-terraced property, situated in a central location in the heart of Cannock town.

Requiring a degree of modernisation throughout, the property offers great potential for improvement and is ideally suited to investors or first-time buyers looking to add value. The accommodation briefly comprises a lounge, separate dining room, extended kitchen, and conservatory to the rear. To the first floor, a spacious landing gives access to two double bedrooms and a family bathroom.

Externally, the home benefits from a side access road leading to off-road parking at the rear, a detached garage, and a private, gated lawned garden.

Offered with no onward chain, this is an excellent opportunity to renovate and personalise a well-located property; the property is conveniently positioned within walking distance of Cannock town centre and its amenities, with excellent commuter links via the nearby A5, M6, and M6 Toll. Cannock train station also provides direct services to Birmingham and surrounding areas. The home lies within catchment for several respected local schools, making it a practical option for families as well.





Property Specification

Ideal First Time Buyer Home Or Investment Property
Open Plan Lounge-Diner
Extended Rear Kitchen
Two Double Bedrooms
Off Road Parking Via Side Access Road
Detached Garage

Entrance Porch

Lounge-Diner
23' 4" x 12' 2" (7.1m x 3.7m)

Kitchen
17' 6" x 7' 0" (5.33m x 2.14m)

Conservatory
17' 5" x 3' 7" (5.3m x 1.09m)

First Floor Landing

Bedroom One
11' 3" x 12' 2" (3.44m x 3.70m)

Bedroom Two
11' 3" x 12' 2" (3.44m x 3.70m)

Family Bathroom
9' 9" x 7' 0" (2.98m x 2.14m)

Garage
20' 0" x 9' 4" (6.10m x 2.85m)

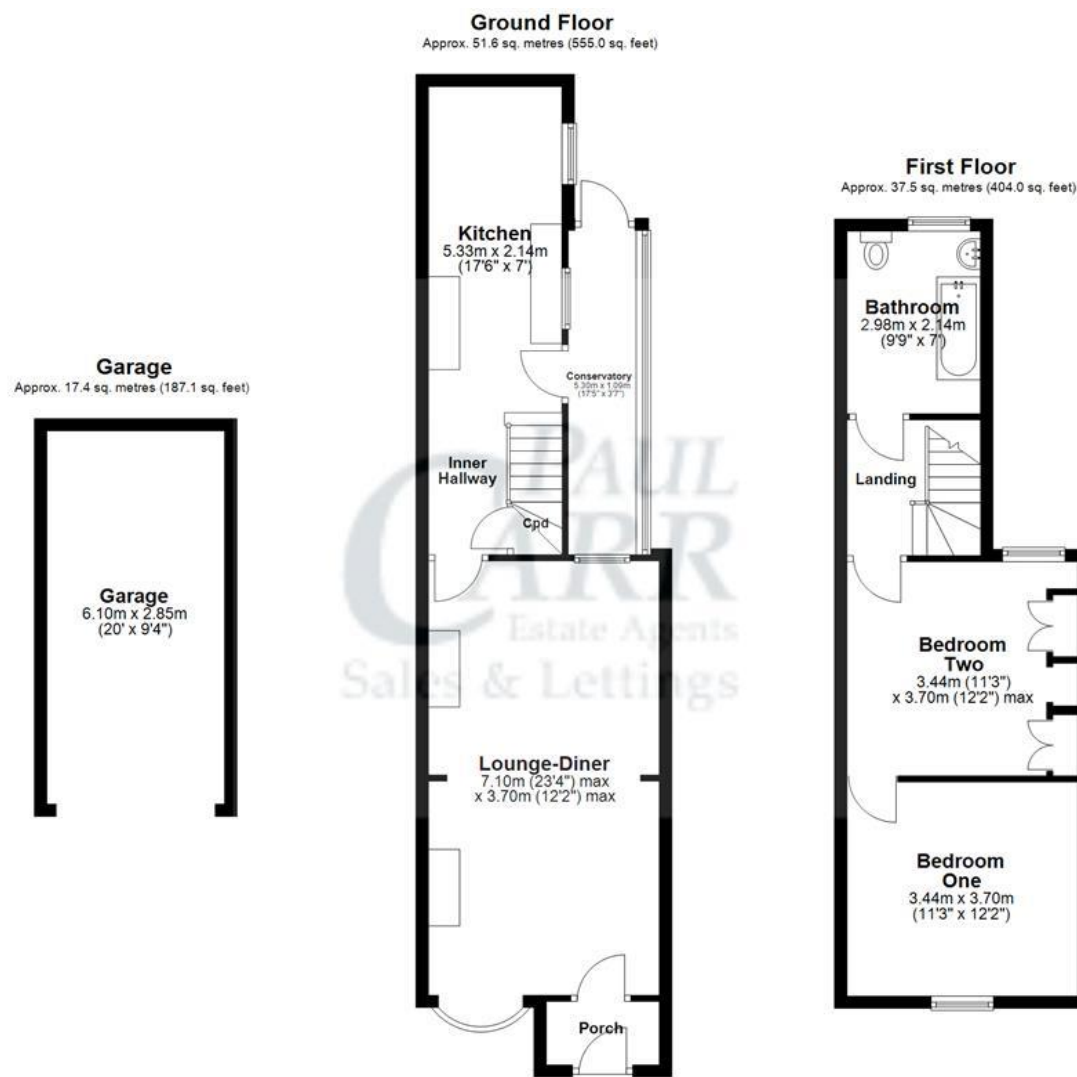
Agent's Note:

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: 23rd May 2025

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

