



Stafford Road,  
Cannock, WS11 4AH

**£250,000**



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Paul Carr Estate Agents are delighted to present this extended and well presented three-bedroom semi-detached home, ideally situated on the sought-after Stafford Road in Cannock. Offering excellent access to a range of local amenities and attractions, including Cannock Chase Hospital, the McArthurGlen Designer Outlet, and the renowned Cannock Chase Area of Outstanding Natural Beauty, this property is perfectly placed for both convenience and leisure.

Families will also appreciate the property's location within highly regarded school catchment areas, making it an ideal choice for those with children. For commuters, Stafford Road provides excellent transport links to the A34, M6, and M6 Toll, along with easy access to Cannock railway station, offering direct services to Birmingham, Stafford, and beyond.

The property boasts a private blockpaved front driveway and a welcoming entrance hall, complete with a bay-fronted lounge, spacious dining room, modern kitchen as well as rear conservatory. Upstairs, you'll find three generously proportioned double bedrooms and a family bathroom.

The generous rear garden is well manicured with a spacious lawn and stunning mature planted borders, seating area, storage shed and side gated access leading to a detached garage.

To arrange your viewing, please contact Paul Carr Estate Agents Cannock today.







## Property Specification

Extended Three Bedroom Family Home  
Two Reception Rooms  
Modern Kitchen  
Generous Blockpaved Driveway For Multiple Vehicles  
Spacious Rear Garden With Mature Planted Borders  
Detached Garage

### Hall

Lounge 12' 10" x 9' 9" (3.92m x 2.98m)

Dining Room 11' 9" x 9' 9" (3.57m x 2.98m)

Kitchen 11' 9" x 5' 5" (3.57m x 1.66m)

Conservatory 4' 4" x 13' 11" (1.31m x 4.23m)

### First Floor Landing

Bedroom One 12' 8" x 8' 11" (3.87m x 2.71m)

Bedroom Two 11' 9" x 8' 9" (3.57m x 2.67m)

Bedroom Three 9' 10" x 6' 6" (2.99m x 1.97m)

Family Bathroom 6' 6" x 7' 1" (1.97m x 2.15m)

Garage 18' 6" x 9' 5" (5.64m x 2.86m)

### 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: 19th June 2025

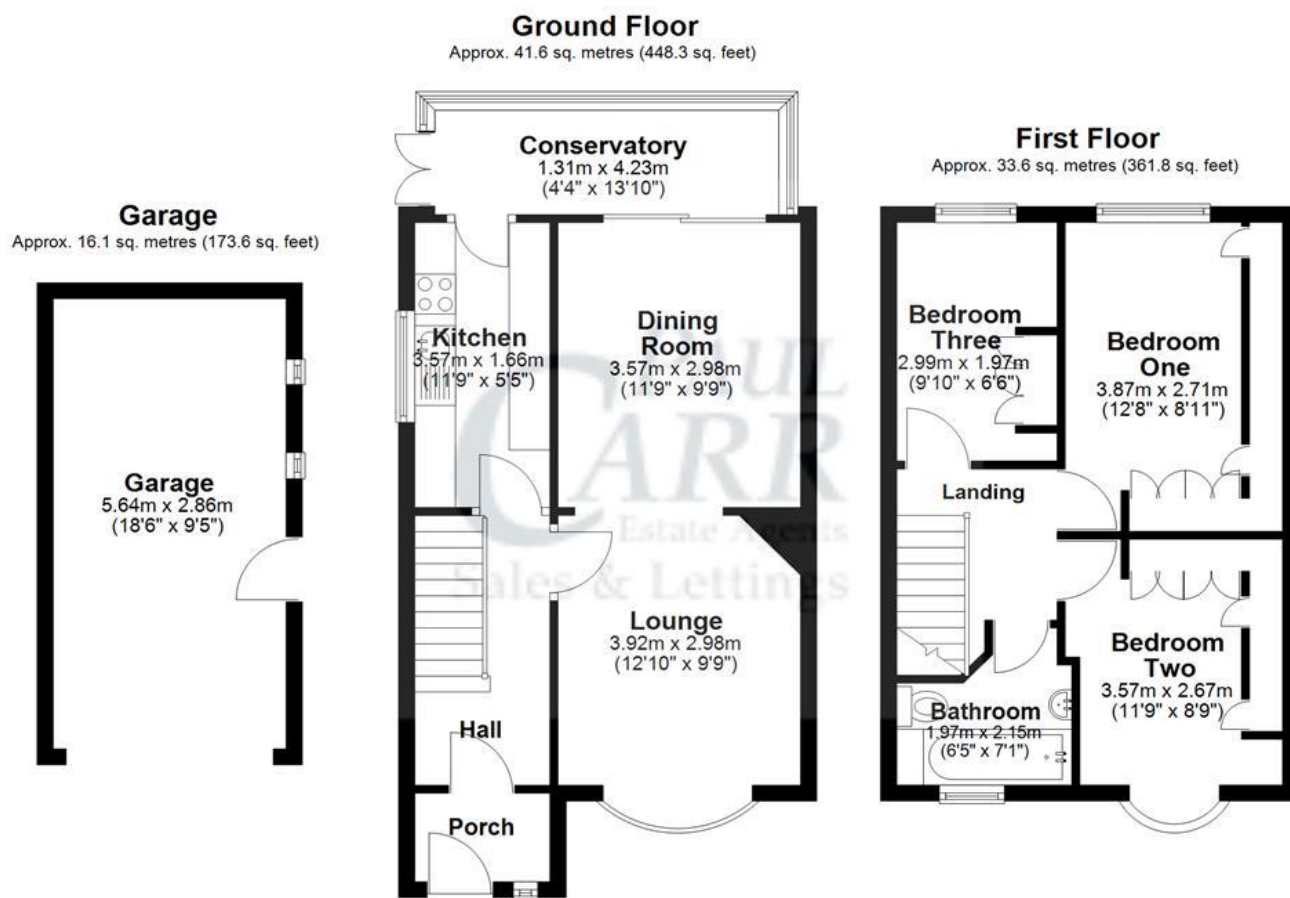
### Viewer's Note:

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		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

