



Rowan Close,  
Cannock, WS12 4GD

£265,000



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Paul Carr Estate Agents are delighted to present this modern four-bedroom detached family home, ideally located in a peaceful cul-de-sac in Huntington and offered with no onward chain.

This well-maintained property is set back from the main road, offering both privacy and a quiet setting - perfect for family living. The ground floor comprises an entrance hall, a spacious lounge, a contemporary kitchen-diner, and a convenient downstairs cloakroom.

Upstairs, the first floor offers four well-proportioned bedrooms and two bathrooms, including an en-suite to the principal bedroom.

Externally, the home boasts a side tarmac driveway with parking for multiple vehicles, leading to a detached garage. The private rear garden has been landscaped for low maintenance, featuring an artificial lawn, slabbed seating areas, and decorative gravel borders, with the added benefit of side gated access.

A fantastic opportunity to purchase a ready-to-move-into family home in a desirable location - early viewing is highly recommended.







## Property Specification

Three Bedroom Detached Family Home  
16ft Kitchen-Diner With Modern Appliances & Double  
French Doors To The Rear  
Two Bathrooms & Downstairs Cloakroom  
Side Driveway For Multiple Vehicles  
Detached Garage

### Entrance Hall

Lounge 17' 4" x 16' 0" (5.28m x 4.88m)

Kitchen-Diner 9' 11" x 16' 0" (3.03m x 4.88m)

Downstairs Cloakroom 5' 4" x 3' 10" (1.62m x 1.16m)

### First Floor Landing

Bedroom One 10' 10" x 11' 11" (3.30m x 3.62m)

Master En-Suite 10' 10" x 4' 0" (3.30m x 1.23m)

Bedroom Two 10' 8" x 7' 3" (3.26m x 2.20m)

Bedroom Three 10' 0" x 8' 6" (3.04m x 2.58m)

Family Bathroom 5' 5" x 7' 3" (1.65m x 2.20m)

Garage 16' 11" x 8' 8" (5.16m x 2.63m)

### Agent's Note:

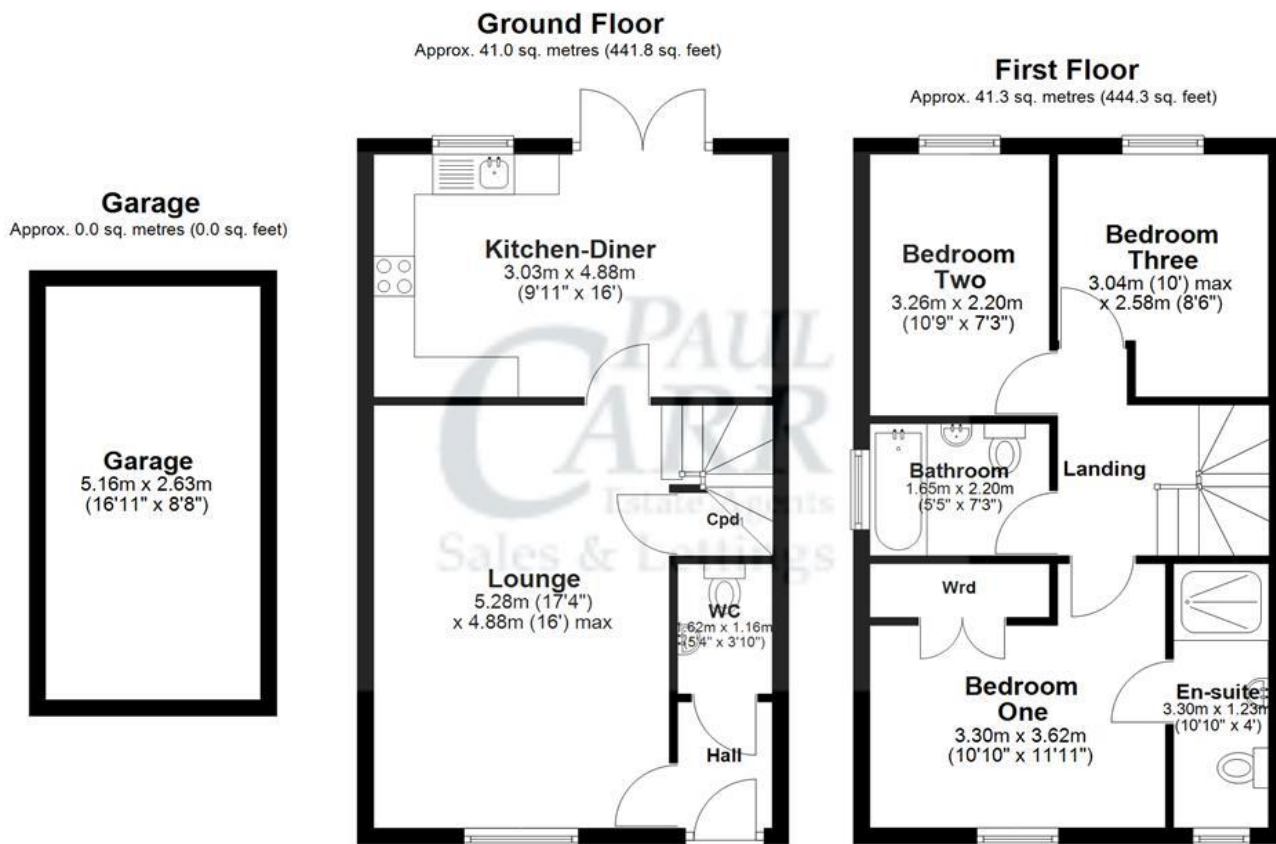
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Came on the market: 29th July 2025

### Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage  
Council tax band: C  
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		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

