



Field Street,  
Cannock, WS11 5QP

**£225,000**

£225,000



Paul Carr Estate Agents are pleased to offer for sale this stunning two-bedroom semi-detached residence, ideally situated on a quiet cul-de-sac in Cannock.

This beautifully presented home offers an excellent opportunity for first-time buyers. Upon entering, you're welcomed by a spacious entrance hall complete with useful understairs storage. The generous lounge extends over 15ft, providing a comfortable and versatile living space. To the rear, a bright and airy orangery features double French doors opening onto the garden - perfect for entertaining or relaxing. The heart of the home is a recently fitted kitchen, showcasing high-gloss cabinetry, sleek quartz countertops, modern integrated appliances, and a characterful solid wood butcher's block. To the first floor, the accommodation offers two generously proportioned double bedrooms completed with a well-proportioned family bathroom.

Externally, the property boasts a low-maintenance frontage featuring a gravelled area and a paved pathway, complemented by a private side driveway providing off-road parking for two vehicles.

One of the standout features is the recently landscaped rear garden, designed for both style and ease of upkeep. It includes elegant porcelain-tiled seating areas, an artificial lawn, secure side gated access, and a practical storage shed.





## Property Specification

Extended Two Bedroom Semi-Detached Family Home  
Two Double Bedrooms  
Recently Fitted Kitchen With High Gloss Cabinetry & Modern Integrated Appliances  
Orangery Extension With Lantern, Inset Spotlights & Double French Doors To The Rear Garden

### Entrance Hall

### Lounge

15' 9" x 14' 2" (4.80m x 4.32m)

### Kitchen

10' 7" x 7' 0" (3.22m x 2.13m)

### Orangery

7' 1" x 12' 2" (2.16m x 3.71m)

### Downstairs Cloakroom

### First Floor Landing

### Bedroom One

11' 1" x 14' 2" (3.38m x 4.31m)

### Bedroom Two

11' 3" x 8' 1" (3.44m x 2.46m)

### Family Bathroom

10' 3" x 5' 7" (3.12m x 1.70m)

### Agent's Note:

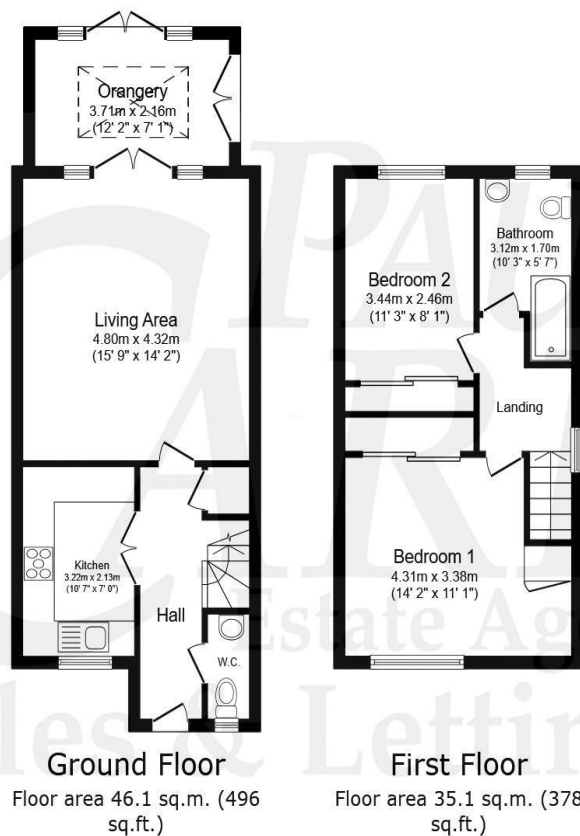
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 20th August 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



Total floor area: 81.1 sq.m. (873 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

