



Eden Close,
Cannock, WS12 2EB

£280,000

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Paul Carr Estate Agents are delighted to offer for sale this spacious and well presented linked-detached family home, ideally situated on a sought-after cul-de-sac in Heath Hayes.

This exceptional property is currently configured as a spacious two-bedroom home, having been adapted from its original three-bedroom design.

The layout can be easily reinstated to three bedrooms, offering flexibility to suit the needs of a growing family.

The ground floor features an entrance porch, a spacious 14ft+ lounge, separate dining room, a modern kitchen with shaker-style cabinetry with integral garage access, a well appointed utility room with rear garden access, convenient downstairs cloakroom, a conservatory as well as a huge double garage.

Upstairs, the property has been thoughtfully reconfigured from its original three-bedroom layout to now offer very well proportioned double bedrooms - providing enhanced space and comfort. A recently fitted family bathroom, finished to a high standard, completes the first-floor accommodation.

Occupying a corner plot, this family home benefits from a spacious tarmac driveway with parking for multiple vehicles, leading to a double garage. The low maintenance rear garden is primarily laid for slabbed seating areas but also features side gated access to an enclosed area adjacent to the property - ideal for further storage.





Property Specification

Extended Linked-Detached Family Home In Heath Hayes
Previously Configured As A Three Bedroom Property
Two Reception Rooms
Modern Kitchen With Shaker-Style Cabinetry & Integrated
Appliances
Double Garage

Entrance Porch

Lounge 13' 8" x 14' 9" (4.16m x 4.50m)

Dining Room 10' 9" x 14' 9" (3.27m x 4.50m)

Kitchen 10' 9" x 8' 4" (3.27m x 2.53m)

Utility 8' 4" x 7' 4" (2.55m x 2.23m)

Downstairs Cloakroom

Conservatory 10' 3" x 14' 9" (3.12m x 4.50m)

First Floor Landing

Bedroom One 11' 9" x 14' 9" (3.57m x 4.50m)

Bedroom Two 10' 0" x 8' 7" (3.06m x 2.62m)

Family Bathroom 6' 4" x 5' 10" (1.94m x 1.78m)

Double Garage 17' 2" x 15' 11" (5.24m x 4.86m)

Agent's Note:

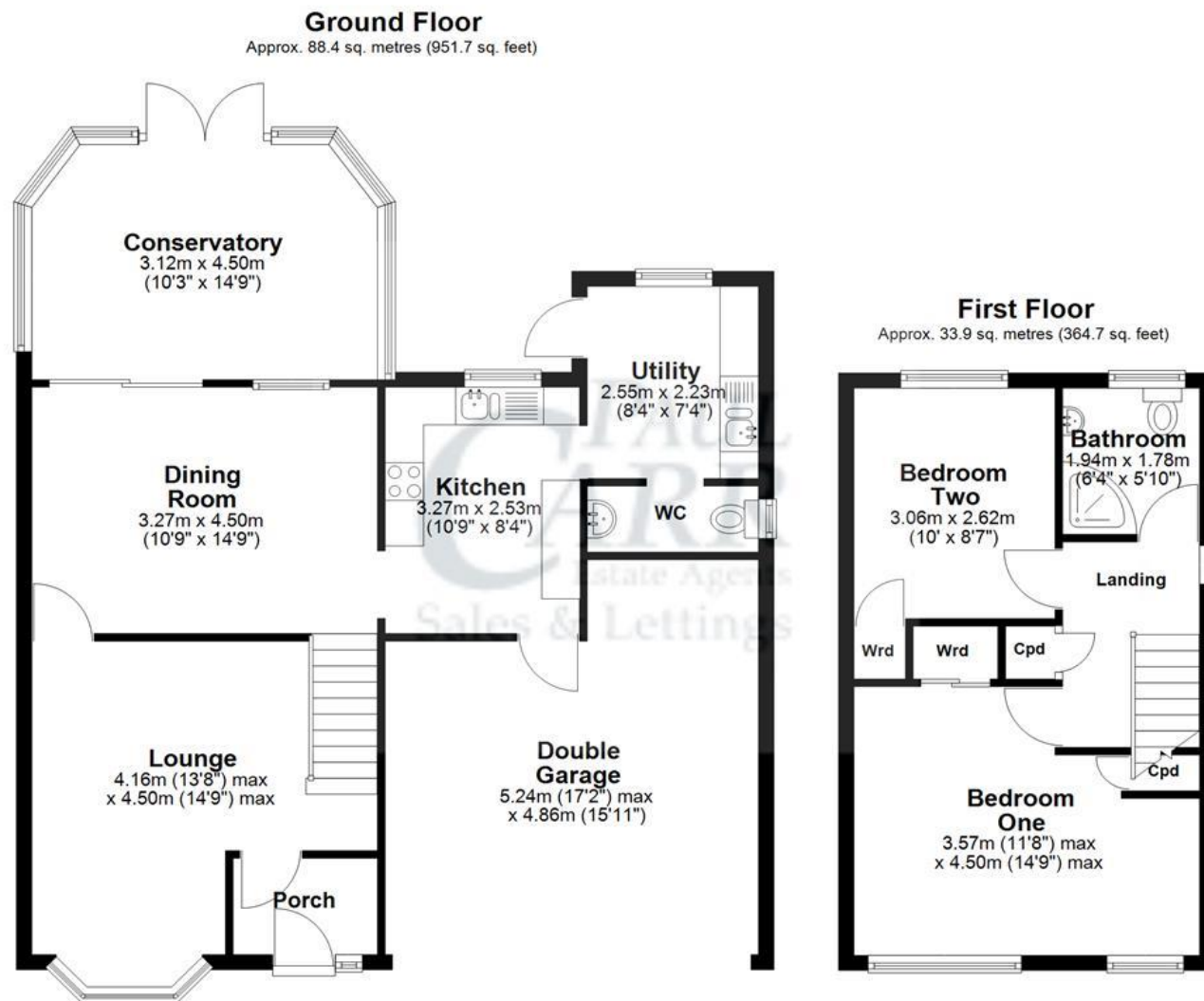
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Came on the market:

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		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Map Location

