



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.

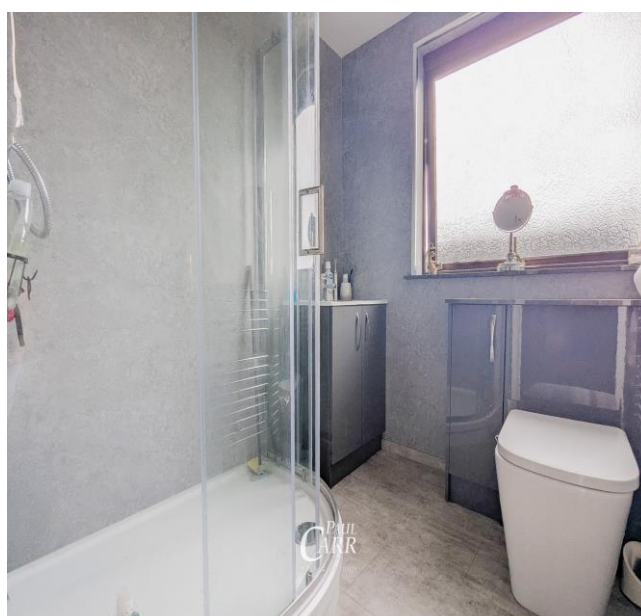
The layout can be easily reinstated to three bedrooms, offering flexibility to suit the needs of a growing family.

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:

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:

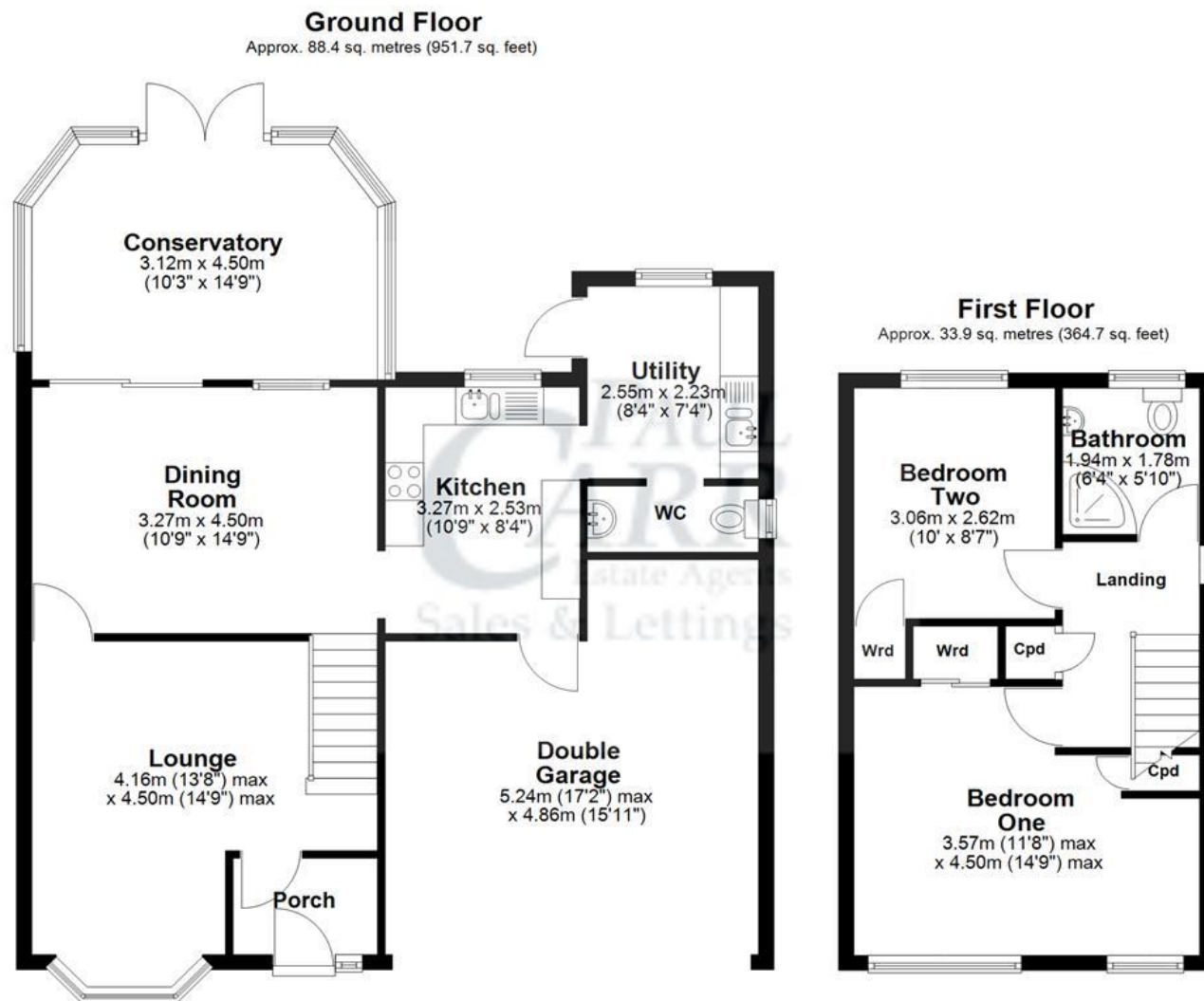
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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

