



Stoney Croft,
Cannock, WS11 6XR

£170,000

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Paul Carr Estate Agents are delighted to offer for sale this well-presented two-bedroom end-terraced home, ideally located in a quiet cul-de-sac in the heart of Cannock.

This charming property presents an excellent opportunity for first-time buyers or investors.

The accommodation briefly comprises a welcoming entrance hall, a spacious 15ft+ lounge perfect for relaxing or entertaining, and a stylish kitchen-diner featuring modern high-gloss cabinetry and direct access to the rear garden.

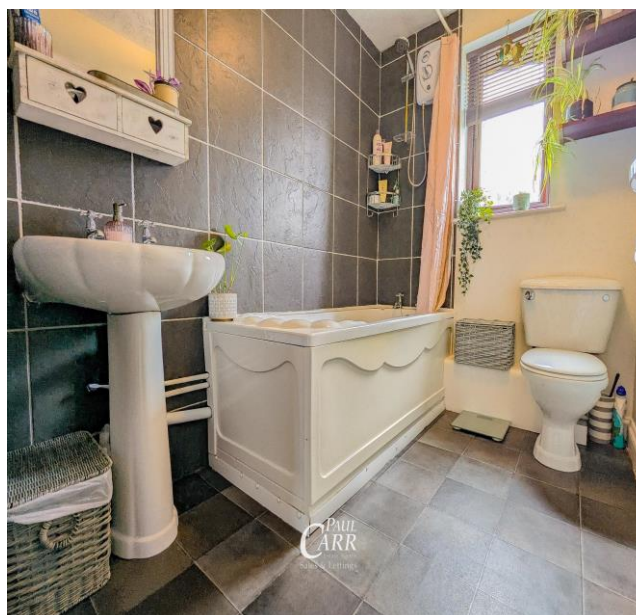
Upstairs, the home offers two generously sized double bedrooms and a well-appointed family bathroom.

Occupying a prime position near the end of the cul-de-sac, the property benefits from an attractive frontage with a slabbed pathway, decorative gravel, and an open storm porch. There is an allocated parking space to the front, along with gated side access to the rear garden.

The rear garden is thoughtfully landscaped for low maintenance, arranged over two tiers and featuring two patio seating areas, gravelled sections, and neatly planted borders - ideal for enjoying outdoor living with minimal upkeep.

Adding to the home's appeal are six solar panels, offering improved energy efficiency and potential savings on utility bills.





Property Specification

Two Bedroom End Terraced Property
Modern Kitchen-Diner With High Gloss Cabinetry & Rear
Garden Access
Allocated Parking Space
Solar Panels
Spacious & Well Appointed Family Bathroom

Entrance Hall

Lounge

15' 10" x 10' 8" (4.83m x 3.25m)

Kitchen-Diner

7' 11" x 13' 8" (2.41m x 4.17m)

First Floor Landing

Bedroom One

10' 3" x 10' 8" (3.12m x 3.25m)

Bedroom Two

13' 6" x 7' 10" (4.12m x 2.38m)

Family Bathroom

8' 0" x 5' 7" (2.43m x 1.69m)

Agent's Note:

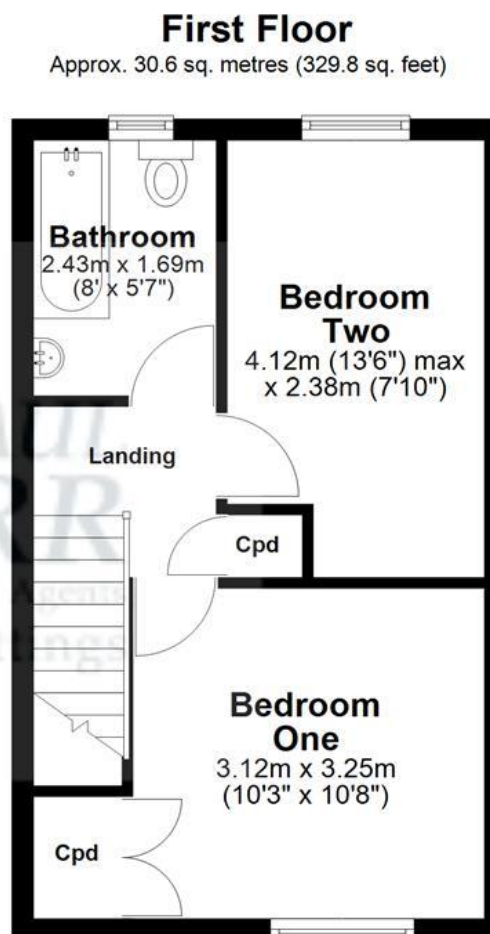
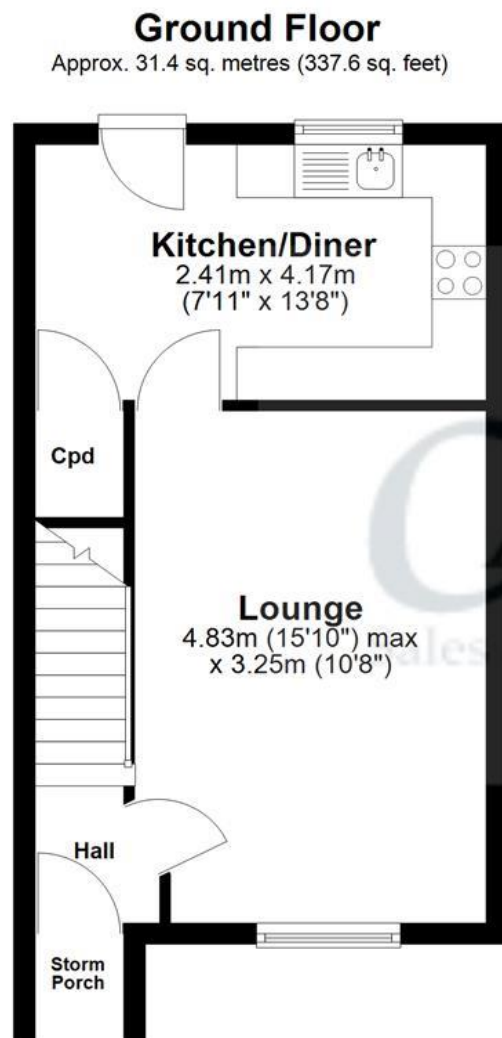
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 6th October 2025

Viewer's Note:

Services connected: Electricity, Water, Drainage
Council tax band: B
Tenure: Leasehold 90 years remaining, lease from 1st February 1990
Ground Rent: £0
Service Charge: £175

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	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

