



PAUL
CARR

Sapphire Drive, Heath Hayes,
Cannock, WS11 7FY

£420,000

Paul Carr Estate Agents are delighted to present this exceptional four-bedroom detached family home, ideally situated on a private road within a quiet cul-de-sac in Heath Hayes.

Upon entering, you are welcomed by an entrance porch leading into a spacious hallway that sets the tone for the rest of the home. The stylish bay-fronted lounge flows seamlessly into a separate dining room and a further extended orangery / garden room - perfect for entertaining or relaxing with family. The ground floor also features a beautifully presented kitchen-diner, complete with shaker-style cabinetry and under-cabinet lighting, along with an adjoining utility room and a convenient downstairs cloakroom.

Upstairs, the property continues to impress with four generously sized bedrooms. The 15ft+ principal suite boasts both built-in and fitted wardrobes, as well as a modern en-suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the home offers equally attractive features. To the front, a spacious block-paved driveway provides ample off-road parking and access to the garage via an electric roller door. The beautifully landscaped rear garden includes a gated lawn with a retaining wall, mature planted borders, and a blockpaved seating area - ideal for outdoor enjoyment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



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Entrance Porch

Hallway

Lounge

15' 9" x 13' 1" (4.80m x 3.99m)

Dining Room

10' 8" x 10' 5" (3.26m x 3.18m)

Kitchen-Diner

12' 11" x 10' 9" (3.94m x 3.28m)

Garden Room

10' 0" x 9' 9" (3.05m x 2.96m)

Utility

6' 9" x 5' 0" (2.06m x 1.52m)

Downstairs Cloakroom

Bedroom One

15' 2" x 14' 8" (4.62m x 4.46m)

Master En-Suite

5' 7" x 5' 6" (1.71m x 1.68m)

Bedroom Two

15' 5" x 7' 4" (4.71m x 2.24m)

Bedroom Three

8' 9" x 8' 9" (2.67m x 2.67m)

Bedroom Four

9' 1" x 8' 2" (2.77m x 2.48m)

Family Bathroom

6' 4" x 6' 2" (1.94m x 1.89m)

Garage

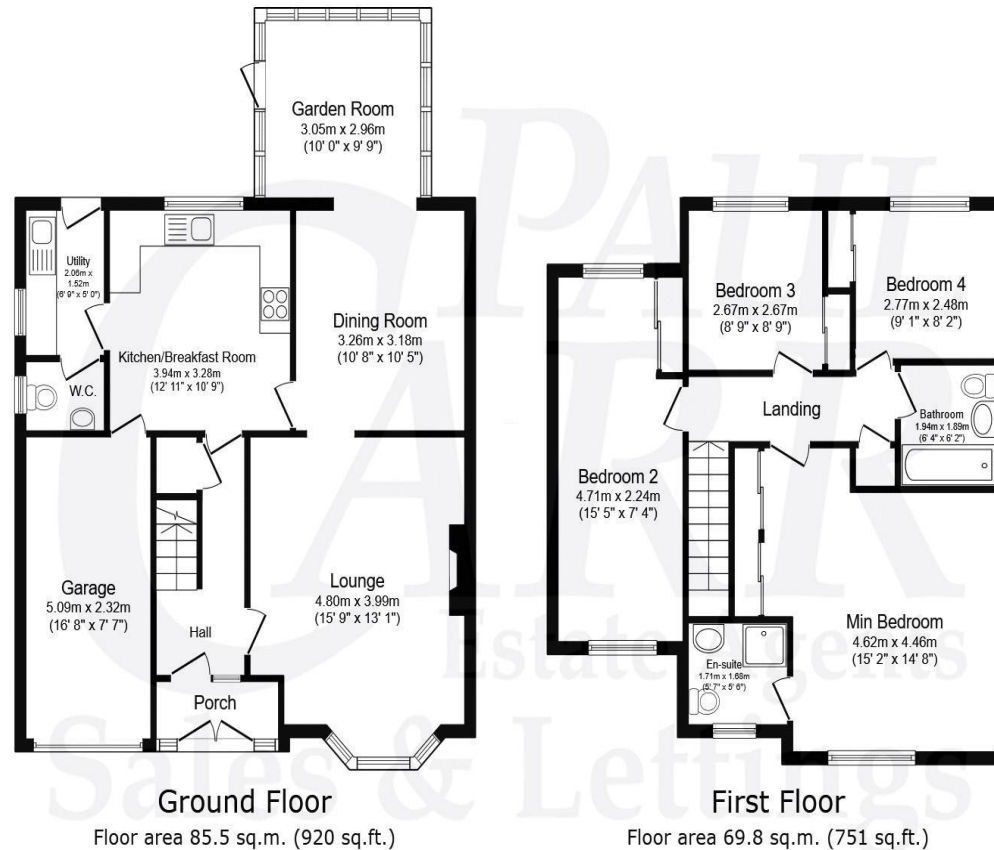
16' 8" x 7' 7" (5.09m x 2.32m)





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

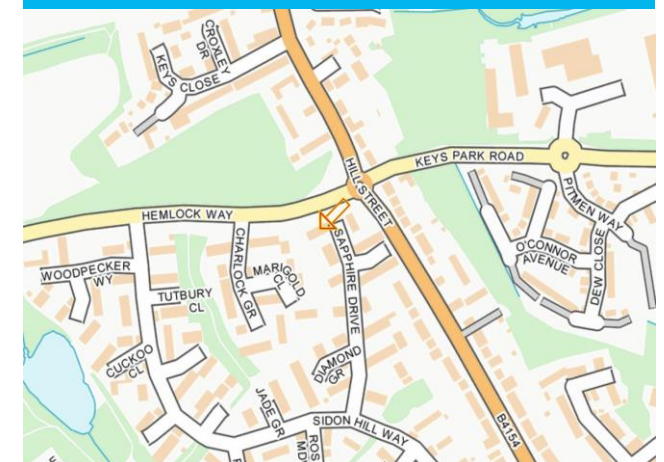


Total floor area: 155.3 sq.m. (1,671 sq.ft.)

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 Performance Rating

Map Location







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: 7th November 2025