



**PAUL  
CARR**

Sapphire Drive, Heath Hayes,  
Cannock, WS11 7FY

**£390,000**



Paul Carr Estate Agents are delighted to present this exceptional four-bedroom detached family home, ideally positioned on a private road within a peaceful cul-de-sac in Heath Hayes with no onward chain.

The ground floor offers a welcoming and versatile layout, perfectly suited to family living. An entrance porch opens into a spacious hallway leading to a stylish bay-fronted lounge, which flows beautifully into the extended orangery - featuring a vaulted ceiling and access into the rear garden, a separate dining room offers an ideal setting for formal meals or family gatherings, while the contemporary kitchen is fitted with modern cabinetry with marble effect worktops and a convenient downstairs cloakroom.

Upstairs, the property continues to impress with four generously proportioned bedrooms. The 11ft+ principal suite includes a walk-in wardrobe and a stylish en-suite bathroom. The remaining bedrooms are served by a modern, well-appointed family bathroom.

Externally, this home continues to impress. To the front, a spacious block-paved driveway provides ample off-road parking and access to the garage via an electric roller door. In addition, a separate piece of land opposite the private driveway offers further parking or space for additional vehicles. The beautifully landscaped rear garden includes a gated lawn with a retaining wall, mature planted borders, and a block-paved seating area - perfect for entertaining.

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band 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](mailto:Cannock@paulcarrestateagents.co.uk)







**Entrance Porch**

**Entrance Hall**

**Lounge**

**14' 6" x 11' 11" (4.43m x 3.64m)**

**Dining Room**

**11' 0" x 8' 8" (3.36m x 2.63m)**

**Orangery**

**8' 10" x 8' 6" (2.70m x 2.59m)**

**Kitchen**

**15' 0" x 8' 6" (4.58m x 2.60m)**

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

**11' 7" x 10' 4" (3.53m x 3.14m)**

**Master En-Suite**

**3' 1" x 8' 7" (0.94m x 2.61m)**

**Bedroom Two**

**10' 3" x 8' 7" (3.12m x 2.62m)**

**Bedroom Three**

**10' 4" x 8' 6" (3.16m x 2.59m)**

**Bedroom Four**

**8' 6" x 7' 5" (2.59m x 2.27m)**

**Family Bathroom**

**6' 4" x 6' 1" (1.92m x 1.86m)**

**Garage**

**17' 3" x 8' 5" (5.26m x 2.57m)**

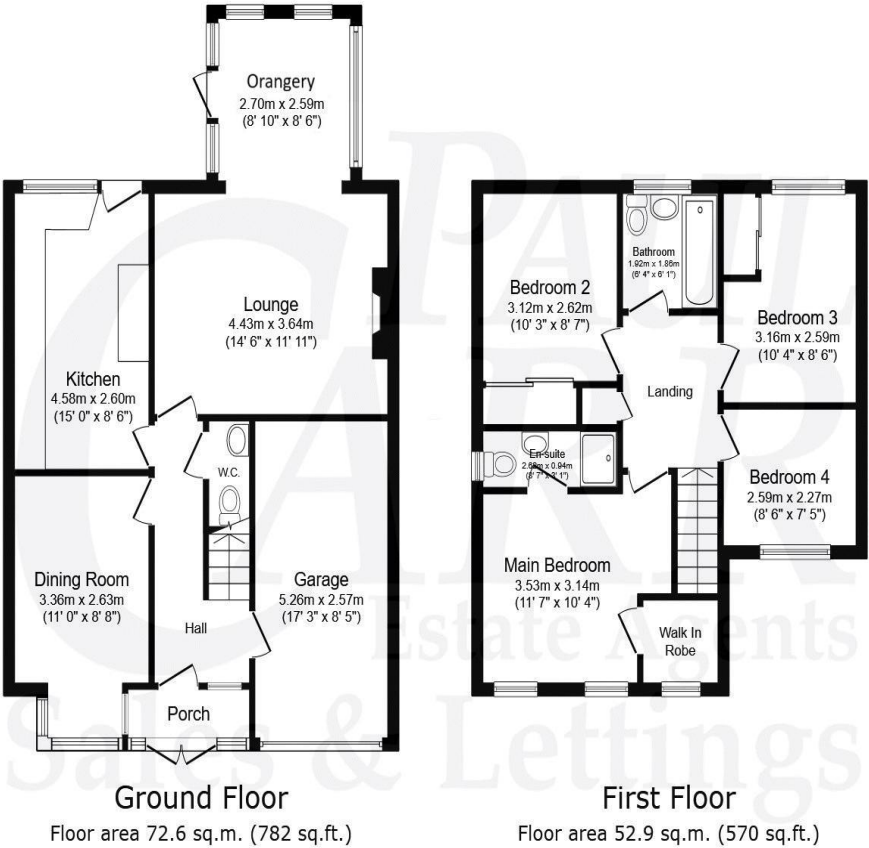






# Floor Plan

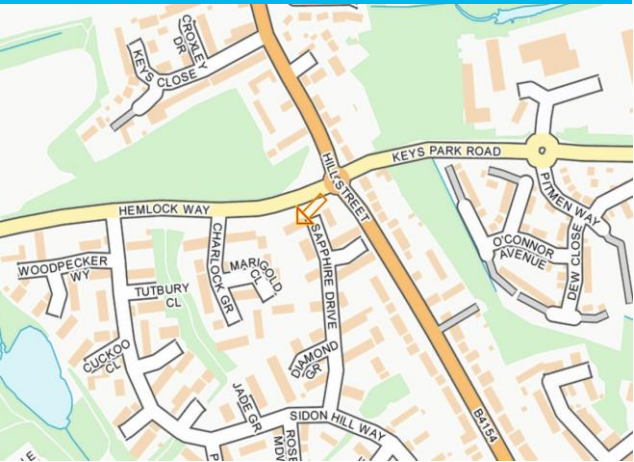
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location



Total floor area: 125.5 sq.m. (1,351 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).







### 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: 31st October 2025

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.