



Deavall Way, Heath Hayes,
Cannock, WS11 7ZB

£315,000

Paul Carr Estate Agents are delighted to present this exceptional three-bedroom detached family home, perfectly positioned on the highly sought-after Deavall Way in Heath Hayes.

A welcoming central entrance hall leads to the well-appointed kitchen, fitted with modern shaker-style units and integrated appliances. The kitchen opens into the dining area, which in turn flows seamlessly into an impressive 18ft+ lounge–diner and a bright rear conservatory - ideal for relaxed family living and entertaining.

Upstairs, the property continues to impress with three generously proportioned bedrooms. The principal suite, measuring over 11ft, enjoys a contemporary en-suite bathroom, while the remaining bedrooms are served by a stylish and well-equipped family bathroom.

Outside, the appeal of this home is further enhanced by a spacious tarmac driveway to the front, offering ample off-road parking for multiple vehicles and gated side access to the rear. The rear garden features a paved seating area, lawn, and decorative borders - a perfect space for outdoor enjoyment.

This superb property represents a rare opportunity to secure a family home in a prime location, benefiting from excellent commuting links and access to highly regarded local schools. A viewing is strongly recommended to fully appreciate all that this wonderful home has to offer.

Tenure: We can confirm the property is Freehold.

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

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



PAUL
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Entrance Hall

Kitchen

9' 9" x 7' 1" (2.98m x 2.16m)

Dining Room

15' 3" x 7' 2" (4.65m x 2.19m)

Lounge

13' 11" x 18' 4" (4.23m x 5.59m)

Conservatory

11' 6" x 16' 5" (3.50m x 5.00m)

First Floor Landing

Bedroom One

10' 6" x 11' 9" (3.20m x 3.58m)

Master En-Suite

6' 10" x 6' 6" (2.08m x 1.98m)

Bedroom Two

9' 10" x 9' 5" (3.00m x 2.86m)

Bedroom Three

6' 10" x 8' 9" (2.09m x 2.67m)

Family Bathroom

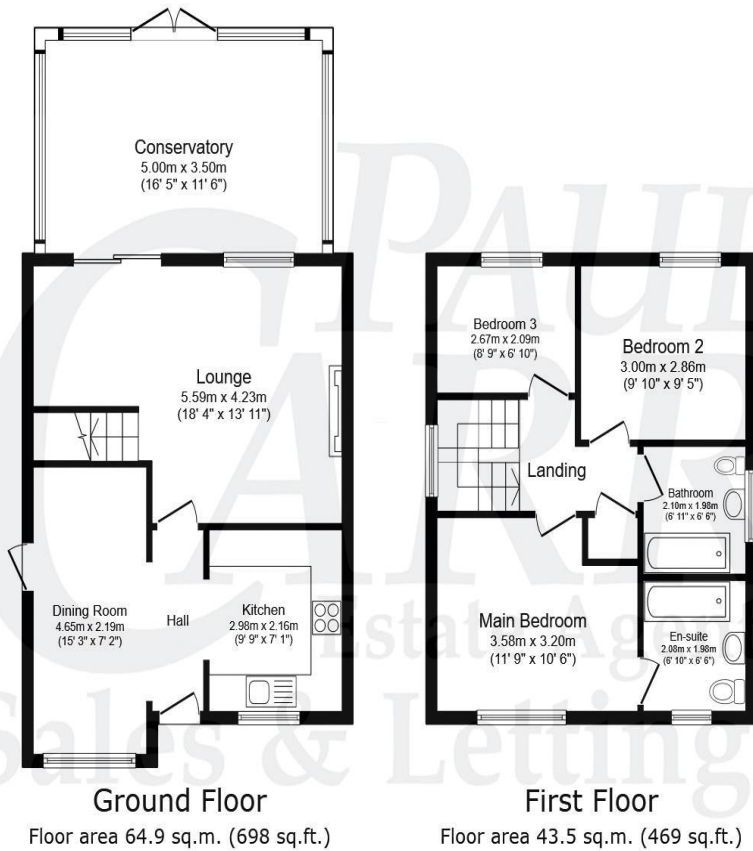
6' 11" x 6' 6" (2.10m x 1.98m)





Floor Plan

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

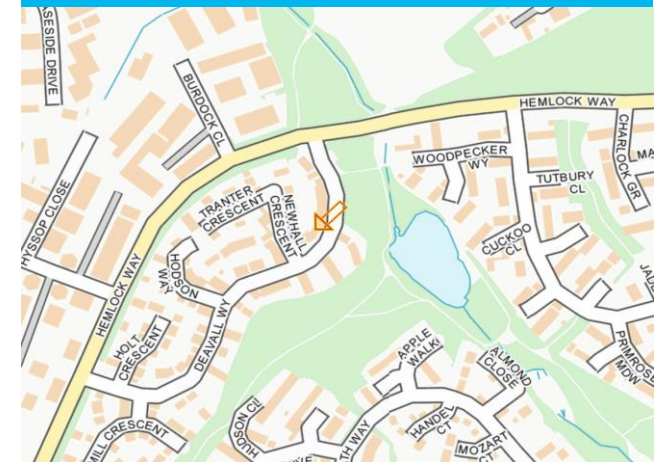


Total floor area: 108.4 sq.m. (1,167 sq.ft.)

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: 14th November 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.