



Progress Grove, Huntington
Cannock, WS12 4FB

£230,000

Paul Carr Estate Agents are delighted to present this spacious and extended three-bedroom semi-detached family home, attractively set on a corner plot within a quiet cul-de-sac in the ever-popular Huntington area of Cannock. Offered with no onward chain, this well-maintained property provides generous living space and enjoys the added benefit of Shoal Hill Common's woodland and trail network right on the doorstep.

Deceptively roomy throughout, the accommodation includes an entrance hall leading to a bright 14ft+ lounge, a separate dining room, a kitchen with high-gloss cabinetry, and a conservatory opening directly onto the rear garden. A convenient downstairs cloakroom completes the ground floor layout.

To the first floor, three well-proportioned bedrooms are complemented by two stylish, modern bathrooms, offering excellent flexibility for family living.

Externally, the property enjoys a charming frontage with gated access, a slabbed pathway, and decorative planted borders. The low-maintenance rear garden features side gated access to the driveway, providing ample parking for multiple vehicles.

This delightful home is perfect for families or buyers seeking a peaceful yet well-connected setting. With no chain and excellent potential to personalise, early viewing is strongly recommended.

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



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Entrance Hall

Lounge

14' 8" x 12' 8" (4.48m x 3.87m)

Dining Room

13' 0" x 8' 4" (3.96m x 2.53m)

Kitchen

9' 5" x 8' 4" (2.88m x 2.53m)

Conservatory

7' 5" x 7' 3" (2.27m x 2.22m)

Downstairs Cloakroom

3' 3" x 7' 2" (0.98m x 2.19m)

First Floor Landing

Bedroom One

13' 7" x 9' 10" (4.14m x 3.00m)

Master En-Suite

6' 7" x 6' 9" (2.01m x 2.06m)

Bedroom Two

10' 1" x 10' 4" (3.08m x 3.14m)

Bedroom Three

10' 1" x 6' 4" (3.08m x 1.92m)

Family Bathroom

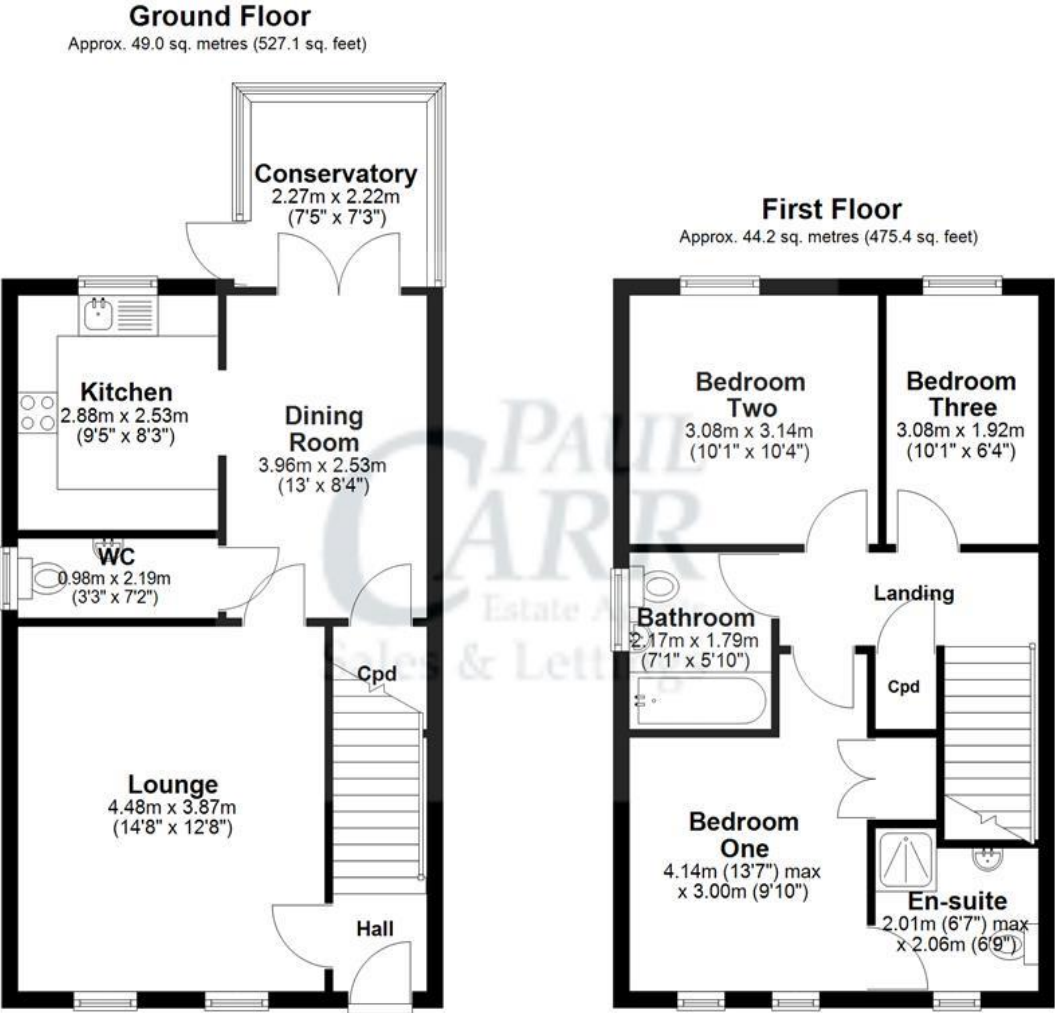
7' 1" x 5' 10" (2.17m x 1.79m)





Floor Plan

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

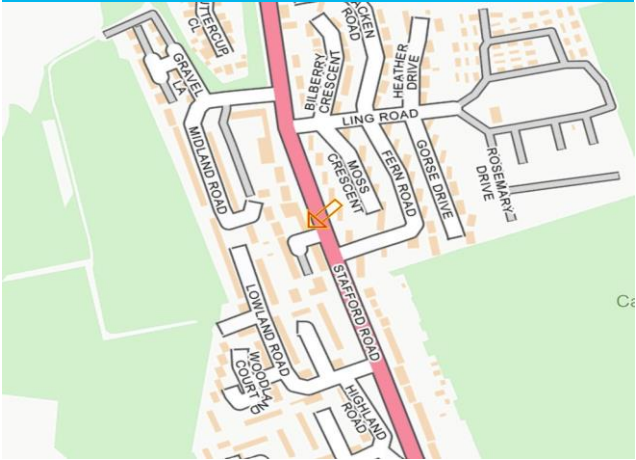


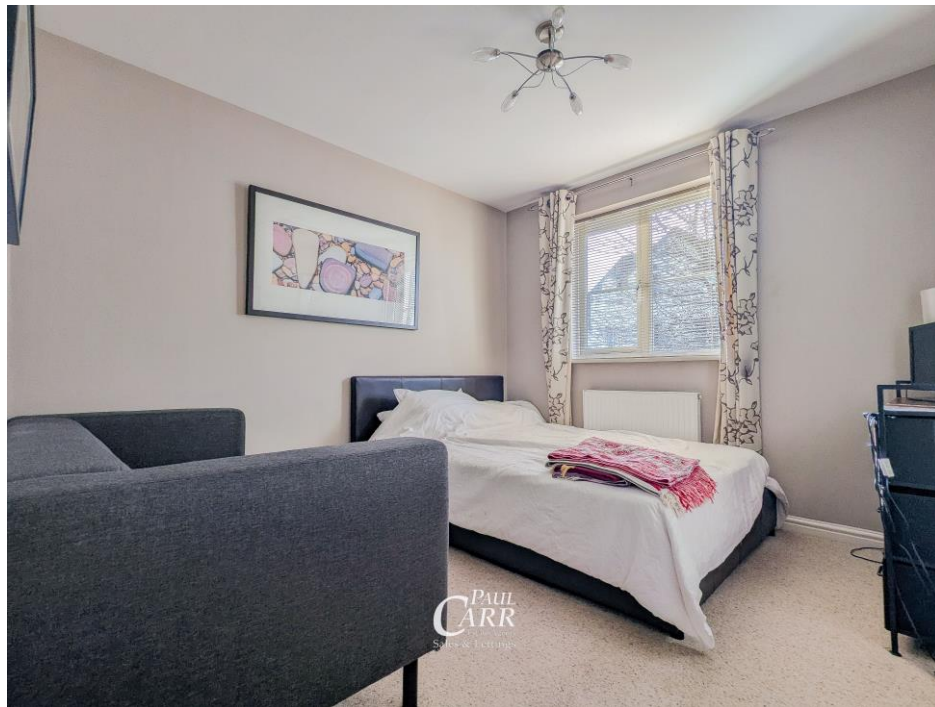
Total area: approx. 93.1 sq. metres (1002.6 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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