



Burns Street,
Cannock, WS11 6DR

Offers Over £259,000

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Paul Carr Estate Agents are pleased to present this well presented and modern three-bedroom detached family home, ideally positioned on a generous corner plot within a the heart of Cannock.

This family residence offers spacious and well-planned accommodation throughout. The ground floor comprises a welcoming entrance hall, a modern high gloss kitchen-diner with breakfast island, a spacious bay-fronted lounge - complete with underfloor heating, and a spacious rear conservatory. Upstairs, this detached family home features three generously sized double bedrooms, including a master bedroom with a modern en-suite, along with a recently fitted family bathroom.

Externally, the property boasts excellent kerb appeal with a tarmac driveway providing ample off-road parking and leading to an attached garage. The private rear garden is landscaped over two tiers with artificial turf and both paved and decked seating areas.

The property is within catchment for several well-regarded schools, including Chadsmoor CE Junior, Bridgtown Primary, and St Joseph's Catholic Primary. Kingsmead School, rated Good by Ofsted, is also nearby. Excellent transport links include Cannock and Hednesford train stations with direct services to Birmingham, plus easy access to the A460, A5, and M6 Toll - ideal for commuters.





Property Specification

Three Bedroom Detached Family Home
Three Double Bedrooms
Two Newly Fitted Bathrooms
Modern 17ft+ Kitchen-Diner With Breakfast Island
16ft+ Conservatory
Driveway For Multiple Vehicles

Entrance Hall

Lounge 12' 10" x 11' 1" (3.90m x 3.38m)

Kitchen-Diner 7' 9" x 17' 6" (2.37m x 5.34m)

Conservatory 9' 7" x 16' 9" (2.91m x 5.11m)

First Floor Landing

Bedroom One 14' 5" x 9' 7" (4.40m x 2.91m)

Master En-Suite 3' 10" x 5' 9" (1.18m x 1.75m)

Bedroom Two 10' 3" x 9' 5" (3.12m x 2.87m)

Bedroom Three 7' 11" x 9' 5" (2.42m x 2.87m)

Family Bathroom 6' 5" x 7' 4" (1.95m x 2.23m)

Garage 17' 10" x 7' 10" (5.43m x 2.39m)

Agent's Note:

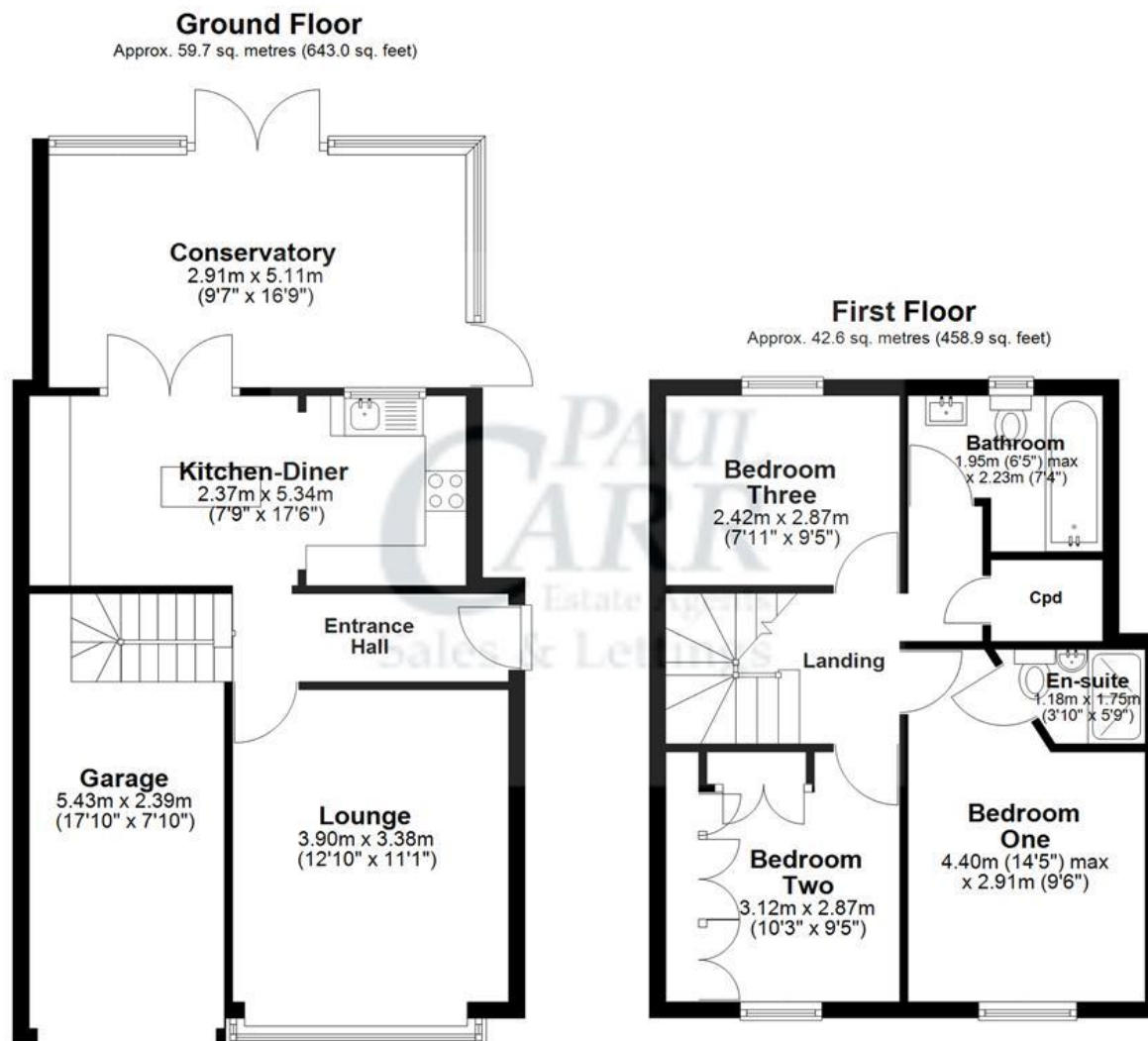
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 30th July 2025

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
Council tax band: C
Tenure: Freehold

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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

