



Foxes Rake,
Cannock, WS11 5UD

£265,000

Paul Carr Estate Agents are delighted to market this chain-free three bedroom family home in Cannock with excellent access to local amenities, transport links and schools.

The property in brief comprises an entrance hall with downstairs cloakroom, spacious lounge, separate dining with double french doors leading to the rear garden and modern kitchen with contemporary shaker-styler cabinetry and integrated appliances.

Upstairs the property benefits from three well-proportioned bedrooms and a recently fitted family bathroom with white contemporary suite.

Situated at the end of a quiet cul-de-sac, this well presented and chain-free family home benefits from a side private driveway with parking for two vehicles leading to an attached garage. The property also benefits from a private rear garden which is primarily laid to lawn with a slabbed seating area.

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
CARR
Estate Agents
Sales & Lettings

Entrance Hall

Lounge

14' 10" x 13' 0" (4.53m x 3.96m)

Dining Room

10' 6" x 8' 1" (3.19m x 2.46m)

Kitchen

10' 6" x 7' 4" (3.19m x 2.23m)

First Floor Landing

Bedroom One

13' 1" x 9' 1" (4.00m x 2.76m)

Bedroom Two

12' 2" x 9' 7" (3.72m x 2.92m)

Bedroom Three

9' 5" x 7' 5" (2.87m x 2.26m)

Family Bathroom

6' 6" x 6' 4" (1.97m x 1.92m)

Garage

14' 1" x 8' 4" (4.29m x 2.55m)



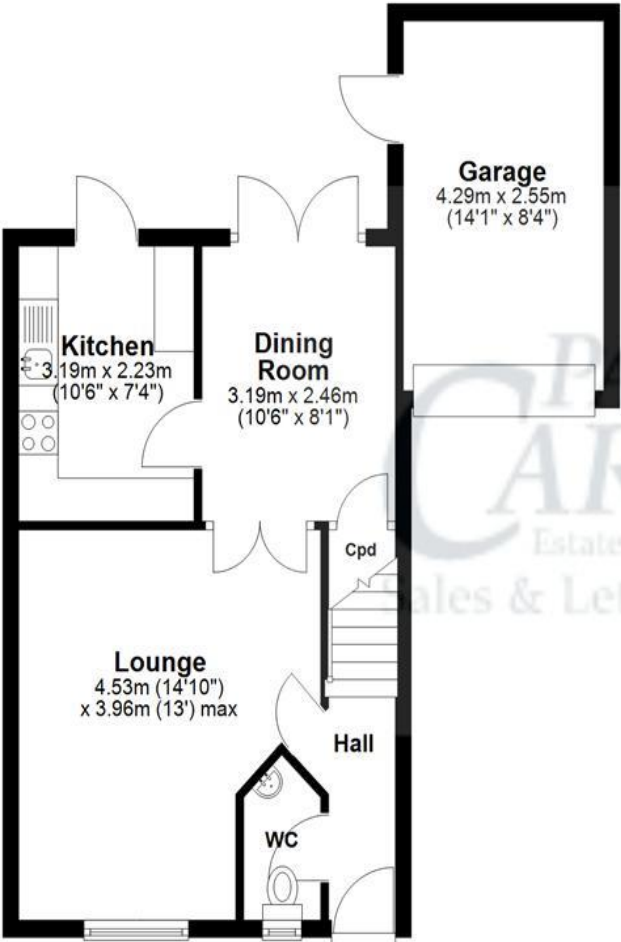


Floor Plan

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

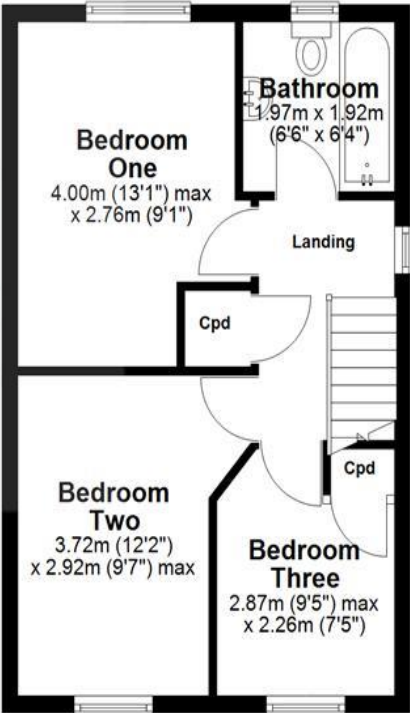
Ground Floor

Approx. 48.6 sq. metres (522.6 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)

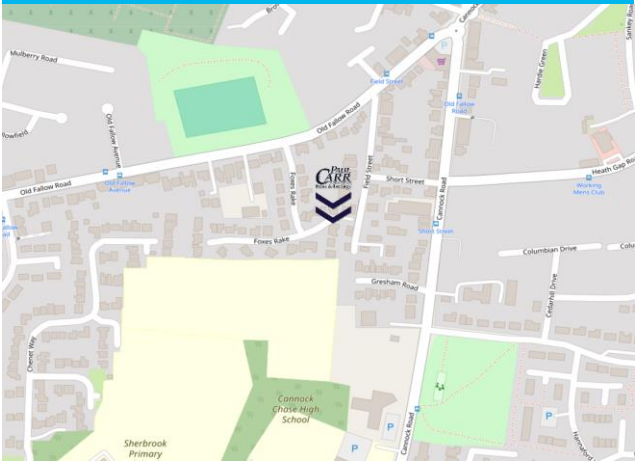


Total area: approx. 86.0 sq. metres (925.5 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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: 29th January 2026

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.

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**

 **naei | propertymark**
PROTECTED