



Chapel Street, Heath Hayes  
Cannock, WS12 3HE

Offers in the Region Of £350,000

# Heath Hayes

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Paul Carr Estate Agents are delighted to present this extended and deceptively spacious detached family home set over three floors and offering ample living space and four bedrooms with an en-suite to the main bedroom.

Beautifully presented whilst retaining traditional character and charm this extended home offers ample space for a growing family and is conveniently located in the Heath Hayes of Cannock close to a host of amenities, schools for all ages and a short drive to Cannock Chase.

A block paved driveway offers parking to the front and gates provide further secure parking and side access to a lovely rear garden with a patio area ideal for entertaining and outside dining.

Contact Paul Carr Cannock to arrange an appointment to view.



# Property Specification



Immaculately Presented Detached Family Home  
Impressive Kitchen/Breakfast Room with Air Conditioning  
Two Stylish Reception Rooms  
Conservatory with Underfloor Heating  
Master Bedroom with En-Suite Bathroom

**Living Room**  
3.59m (11'9") x 3.58m (11'9")

**Sitting Room**  
3.57m (11'9") x 3.51m (11'6")

**Kitchen/Breakfast Room**  
8.17m (26'10") x 3.52m (11'7")

**Conservatory**  
Underfloor Heating

**Ground Floor Bathroom**

**First Floor Landing**

**Bedroom 1**  
3.52m (11'7") x 3.52m (11'7")  
En-suite

**Bedroom 2**  
3.64m (11'11") x 3.61m (11'10")

**Bedroom 3**  
2.61m (8'7") x 2.45m (8')

**Bedroom 4**  
5.65m (18'6") x 3.57m (11'9")

## 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: 20th September 2024

Services connected: Gas, Electric, Drainage, Water

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

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

