



PAUL
CARR

Marshwood Close,
Cannock, WS11 6UZ

£300,000

Paul Carr Estate Agents are delighted to present this well-maintained two-bedroom detached bungalow, situated on a quiet cul-de-sac in the heart of Cannock. Offered for sale with no onward chain, this attractive home presents an excellent opportunity for those seeking convenient single-storey living.

The accommodation briefly comprises an entrance porch leading through to a spacious 20ft+ lounge. A recently fitted kitchen features modern shaker-style cabinetry and integrated appliances, flowing seamlessly into a separate dining area. Completing the accommodation are two generous double bedrooms, both benefiting from fitted wardrobes, alongside a family bathroom.

Externally, the property enjoys a private side driveway providing off-road parking and leading to a detached garage. To the rear is an enclosed garden featuring a lawn, a slabbed seating area, and decorative planted borders.

Conveniently situated close to a range of local amenities and benefiting from excellent commuting links, this chain-free bungalow offers an ideal opportunity for downsizers, first-time buyers, or those looking for a low-maintenance home in a sought-after location. Early viewing is highly recommended to fully appreciate everything this delightful property 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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Sales & Lettings

Entrance Porch

Lounge

20' 10" x 11' 9" (6.34m x 3.58m)

Kitchen

11' 10" x 7' 1" (3.61m x 2.15m)

Dining Room

9' 3" x 7' 1" (2.81m x 2.15m)

Bedroom One

14' 10" x 8' 7" (4.53m x 2.61m)

Bedroom Two

11' 2" x 10' 3" (3.41m x 3.12m)

Family Bathroom

6' 5" x 7' 1" (1.95m x 2.15m)

Detached Garage

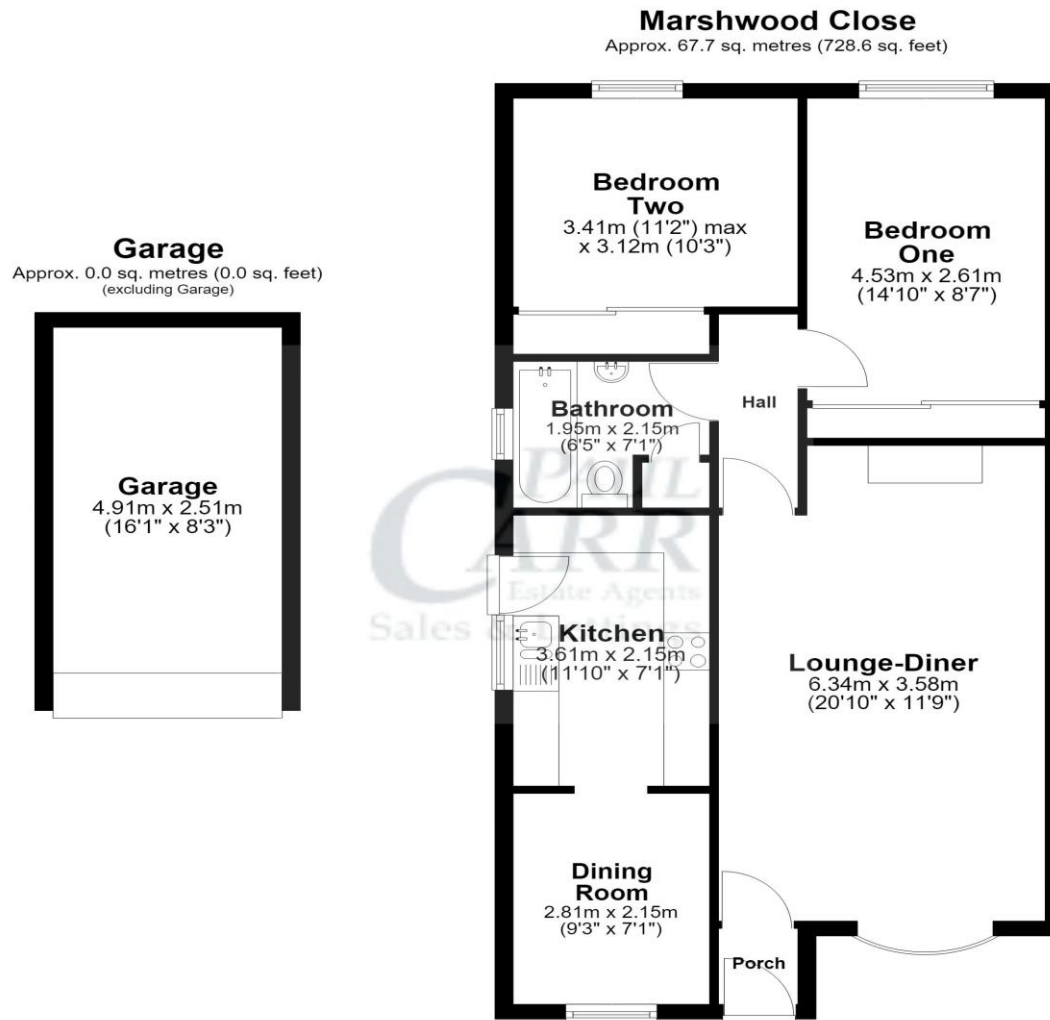
16' 1" x 8' 3" (4.91m x 2.51m)





Floor Plan

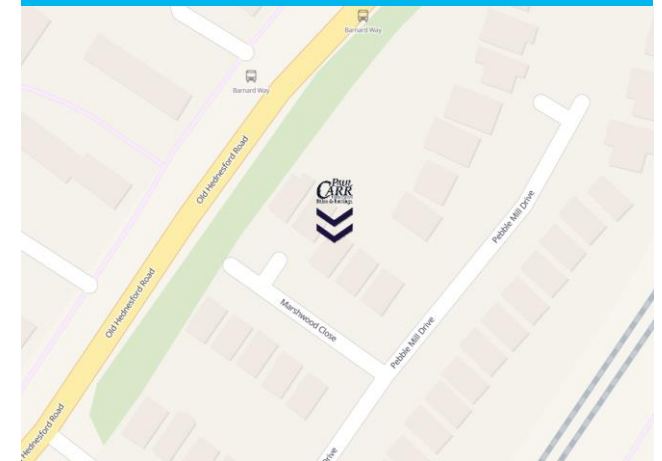
This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 67.7 sq. metres (728.6 sq. feet)

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:

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.

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