



PAUL
CARR

Manor Avenue,
Cannock, WS11 1AA

£435,000

Paul Carr Estate Agents are delighted to present this beautifully extended and immaculately presented three-bedroom detached family home, ideally situated on the highly desirable Manor Avenue in the heart of Cannock.

The ground floor accommodation briefly comprises a welcoming entrance hall, a spacious bay-fronted lounge, a separate sitting room and a versatile study / home office. The true hub of the home is the impressive extended kitchen-diner, beautifully appointed with stylish two-tone shaker-style cabinetry, breakfast bar seating, ceiling lanterns, a range of integrated appliances and direct access to the rear garden. Completing the ground floor is an adjacent utility room with matching shaker-style units and appliance plumbing, a convenient guest cloakroom/WC, and a partially converted garage offering additional storage or flexible usage space.

To the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, together with a modern family bathroom featuring a freestanding bath and separate walk-in shower enclosure - all finished to a high standard.

Externally, the property enjoys a large tarmac driveway providing ample off-road parking for multiple vehicles. To the rear is a generous and well-maintained garden featuring an expansive lawn, mature planted borders, and a decked seating area with pergola.

This outstanding family home occupies a prime residential location close to local amenities, highly regarded schools and excellent commuting links. Early viewing is highly recommended to fully appreciate the size, finish and versatility this exceptional property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

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



Entrance Hallway

Lounge

18' 3" x 11' 5" (5.56m x 3.49m)

Kitchen-Diner

16' 4" x 20' 0" (4.97m x 6.09m)

Office

7' 9" x 4' 10" (2.35m x 1.47m)

Utility

10' 4" x 9' 4" (3.16m x 2.84m)

Downstairs Cloakroom

Sitting Area

8' 2" x 11' 10" (2.50m x 3.60m)

First Floor Landing

Bedroom One

12' 4" x 11' 7" (3.75m x 3.52m)

Bedroom Two

12' 2" x 10' 4" (3.70m x 3.14m)

Bedroom Three

9' 4" x 9' 4" (2.84m x 2.85m)

Family Bathroom

7' 2" x 6' 6" (2.19m x 1.99m)

Garage

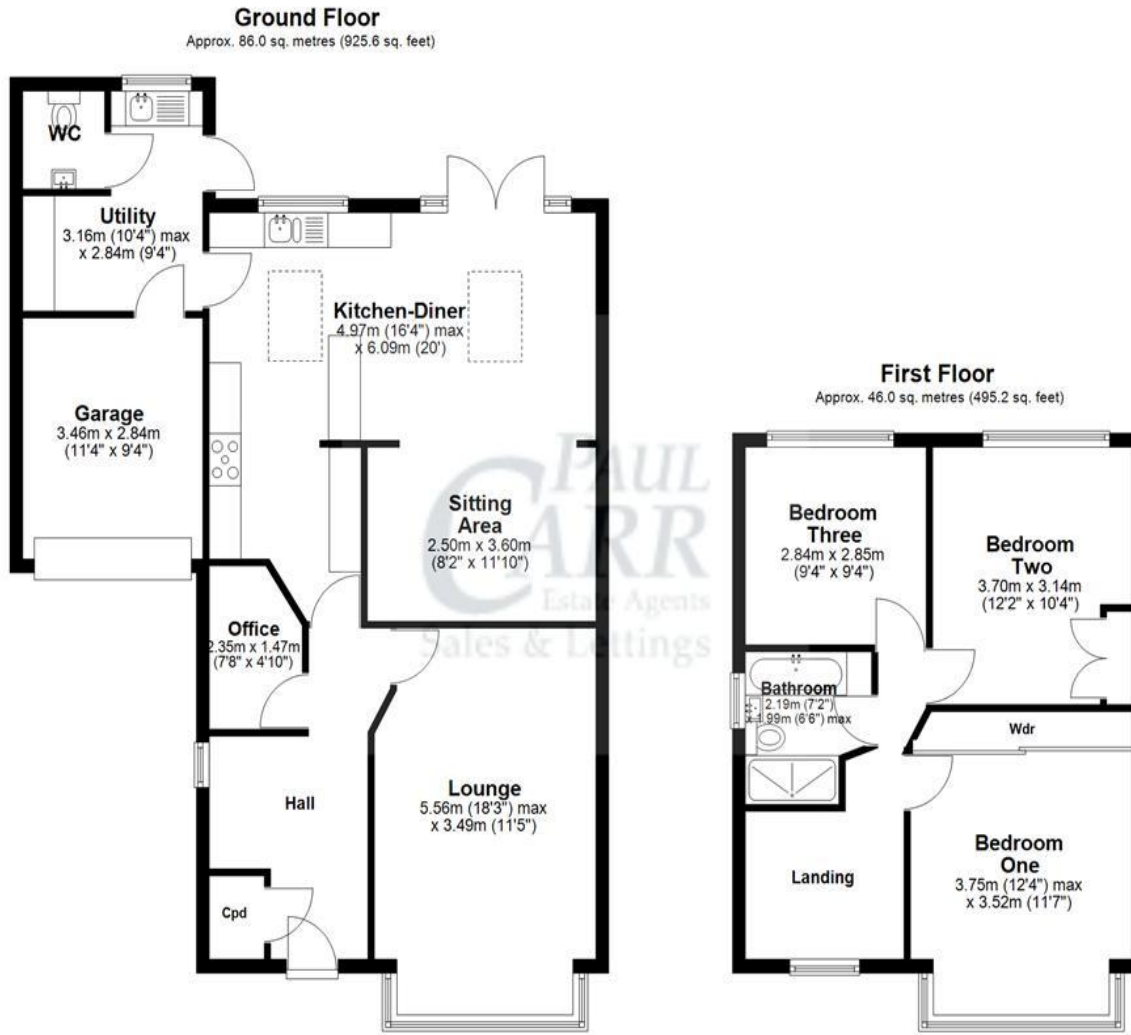
11' 4" x 9' 4" (3.46m x 2.84m)





Floor Plan

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

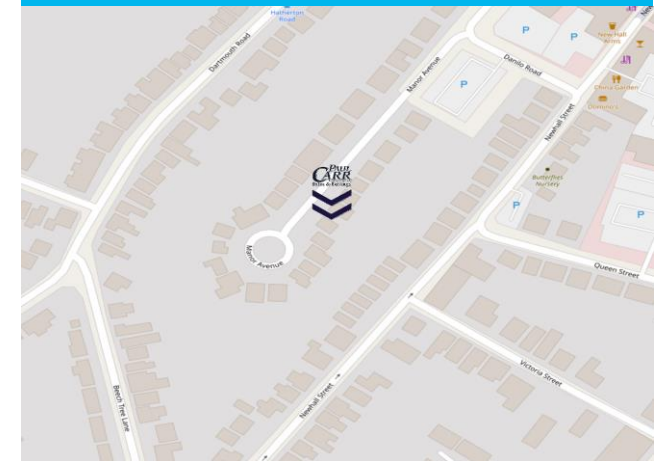


Total area: approx. 132.0 sq. metres (1420.8 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 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: 20th May 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