



**PAUL
CARR**

Deavall Way, Heath Hayes,
Cannock, WS11 7ZB

Offers in the Region Of £395,000

Paul Carr Estate Agents are delighted to present this exceptional four-bedroom detached family home offered with no onward chain, occupying an exclusive position on a private cul-de-sac of just four properties on the highly desirable Deavall Way in Heath Hayes.

The ground floor accommodation briefly comprises an inviting entrance hall, a contemporary kitchen fitted with inset shaker-style cabinetry and granite worktops, and three versatile reception rooms. These include a spacious lounge, a dining room providing direct access to the rear garden, and an impressive 16ft+ garage conversion offering excellent flexibility as a home office, additional sitting room, or playroom. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom benefiting from a contemporary en-suite. The remaining bedrooms are served by a recently refitted family bathroom, finished to a high standard and comprising both a bath and separate shower.

Externally, the property enjoys a beautiful front aspect overlooking a picturesque nature reserve and fishing pool. To the rear, a beautifully maintained south-westerly facing garden featuring a manicured lawn and mature planted borders. To the front, a block-paved driveway provides off-road parking for multiple vehicles fitted with an EV charger point.

This superb home offers a rare opportunity to purchase a property in a sought-after and secluded setting, combining peaceful surroundings with excellent local amenities and transport links. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.

Tenure: We can confirm the property is Freehold.

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

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



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Entrance Hall

Lounge

14' 8" x 12' 2" (4.47m x 3.71m)

Dining Room

12' 2" x 12' 0" (3.71m x 3.65m)

Family Room

16' 6" x 7' 7" (5.03m x 2.31m)

Kitchen

8' 10" x 14' 0" (2.69m x 4.26m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

11' 6" x 12' 9" (3.50m x 3.88m)

Master En-Suite

3' 10" x 7' 7" (1.16m x 2.31m)

Bedroom Two

10' 5" x 10' 11" (3.17m x 3.32m)

Bedroom Three

9' 2" x 8' 5" (2.79m x 2.56m)

Bedroom Four

12' 6" x 7' 7" (3.81m x 2.31m)

Family Bathroom

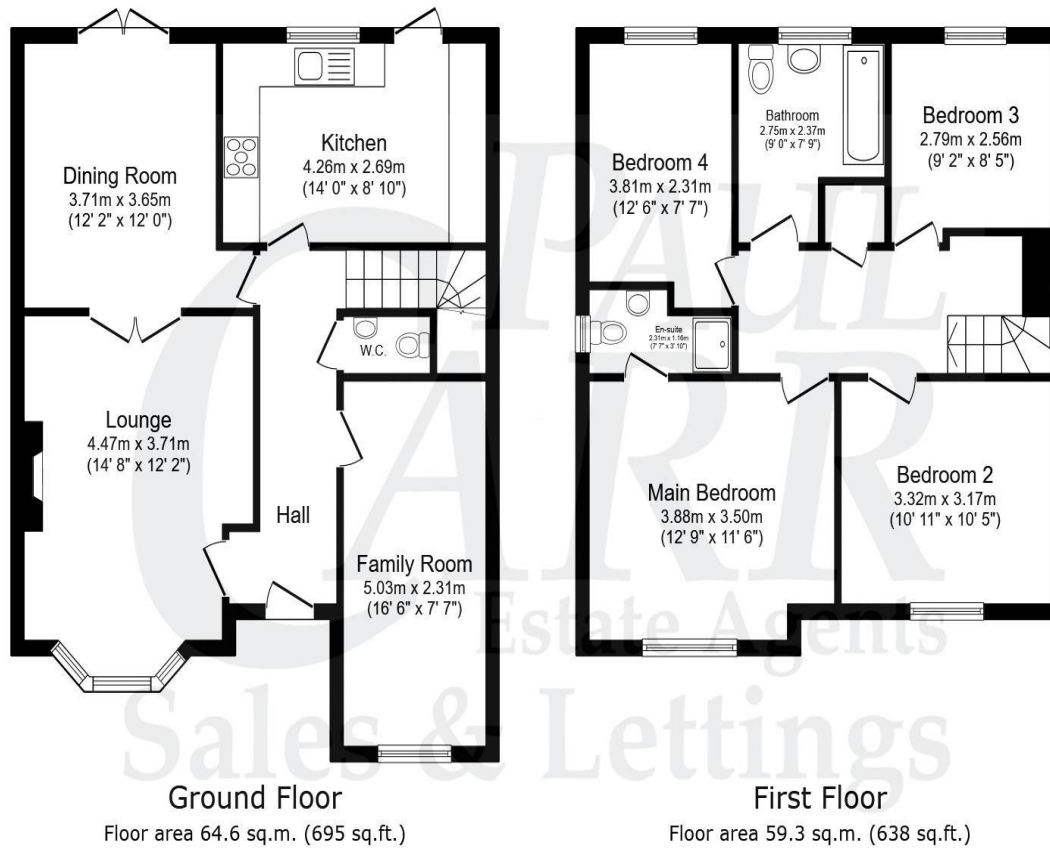
9' 0" x 7' 9" (2.75m x 2.37m)





Floor Plan

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



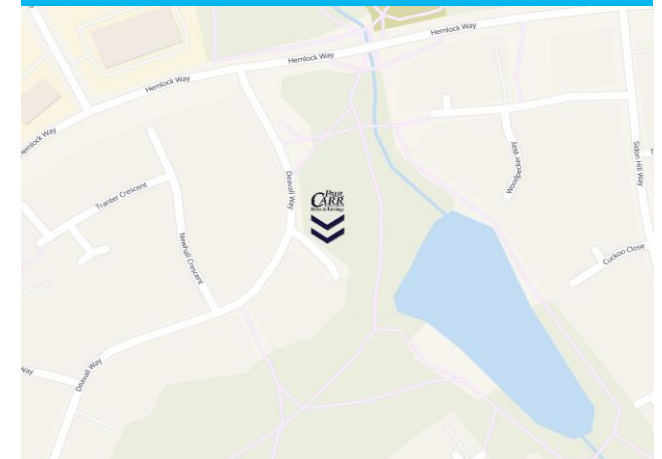
Total floor area: 123.8 sq.m. (1,333 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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: 28th April 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.

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