



Stafford Road,  
Cannock, WS11 4AR

**£143,500**



Paul Carr Estate Agents are delighted to offer this well-presented ground floor apartment, ideally located just off Stafford Road in the heart of Cannock. The property is available with no onward chain, making it an excellent opportunity for first-time buyers, downsizers, or investors, and benefits from excellent access to local amenities, schools, and transport links.

The accommodation briefly comprises a welcoming entrance hall, a modern fitted kitchen, and a spacious 23ft+ open-plan lounge/diner, providing a bright and versatile living space. There are two generous double bedrooms and a well-appointed family bathroom. The apartment further benefits from a lengthy leasehold with approximately 938 years remaining, offering long-term peace of mind.

Set within a popular residential development, the property enjoys well-maintained communal gardens to both the front and rear, along with allocated off-road parking and a garage, ideal for additional parking or storage. Offered with no onward chain, this superb apartment is ready for its next owner to move straight in.

Tenure: We can confirm the property is Leasehold.

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

Services Connected: Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via [Cannock@paulcarrestateagents.co.uk](mailto:Cannock@paulcarrestateagents.co.uk)





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### Entrance Hall

### Lounge

14' 8" x 12' 2" (4.46m x 3.72m)

### Dining Area

8' 11" x 8' 8" (2.72m x 2.64m)

### Kitchen

8' 11" x 6' 6" (2.72m x 1.99m)

### Bedroom One

10' 9" x 12' 8" (3.28m x 3.85m)

### Bedroom Two

11' 8" x 9' 4" (3.55m x 2.84m)

### Family Bathroom

6' 5" x 5' 10" (1.95m x 1.78m)

### Garage

15' 11" x 8' 2" (4.85m x 2.48m)

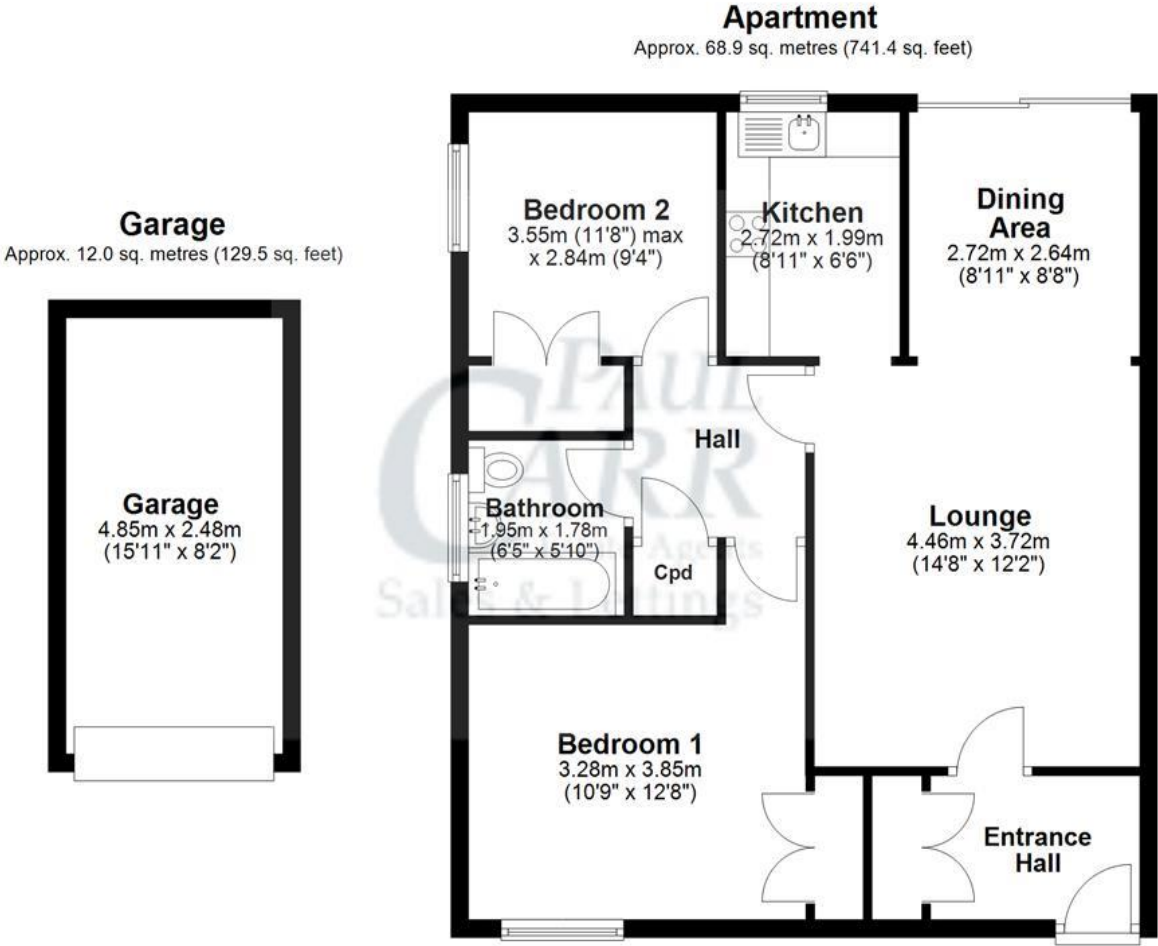






# Floor Plan

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



Total area: approx. 80.9 sq. metres (870.8 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 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: 22nd December 2025

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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