



Amelia Court,
Cannock, WS11 5AD

£210,000

Paul Carr Estate Agents are delighted to present this modern and well-presented two-bedroom semi-detached family home, situated on Amelia Court, a private road and quiet cul-de-sac in the heart of Cannock.

The ground floor accommodation briefly comprises an entrance hall with downstairs cloakroom, a stunning kitchen fitted with high-gloss cabinetry and integrated appliances, and a spacious lounge-diner providing an excellent open-plan living space with double french doors leading out to the rear garden.

To the first floor are two well-proportioned double bedrooms - one benefiting from built-in wardrobes. Completing the first floor is a well-presented family bathroom, featuring a bath and separate shower cubicle.

Externally, the property enjoys attractive curb appeal, with a front lawn, stepped pathway leading to the front door and three allocated parking spaces. To the rear is a private garden comprising a lawn, slabbed seating area, storage shed and side gated access.

This impressive home presents an excellent opportunity for first-time buyers, couples or families seeking a modern property in a convenient location. Amelia Court offers a peaceful setting whilst remaining ideally positioned for access to Cannock town centre, local amenities and excellent commuting links. Early viewing is highly recommended to fully appreciate this superb home.

Tenure: We can confirm the property is Freehold.

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

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 Hall

Lounge-Diner

12' 0" x 14' 10" (3.66m x 4.51m)

Kitchen

12' 4" x 7' 10" (3.77m x 2.39m)

Downstairs Cloakroom

6' 5" x 3' 0" (1.95m x 0.92m)

First Floor Landing

Bedroom One

9' 1" x 14' 10" (2.76m x 4.51m)

Bedroom Two

8' 11" x 14' 10" (2.71m x 4.51m)

Family Bathroom

6' 8" x 8' 4" (2.04m x 2.55m)



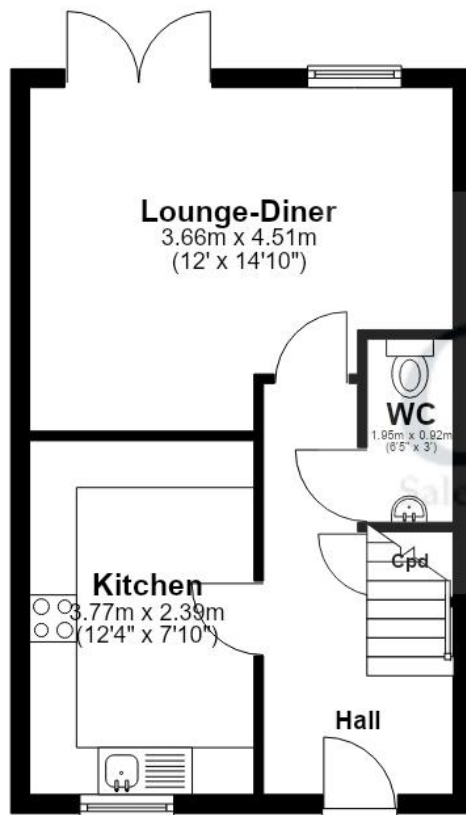


Floor Plan

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

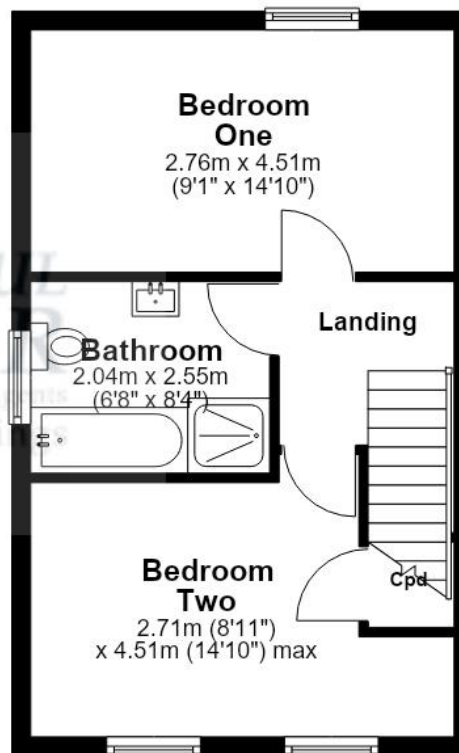
Ground Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)

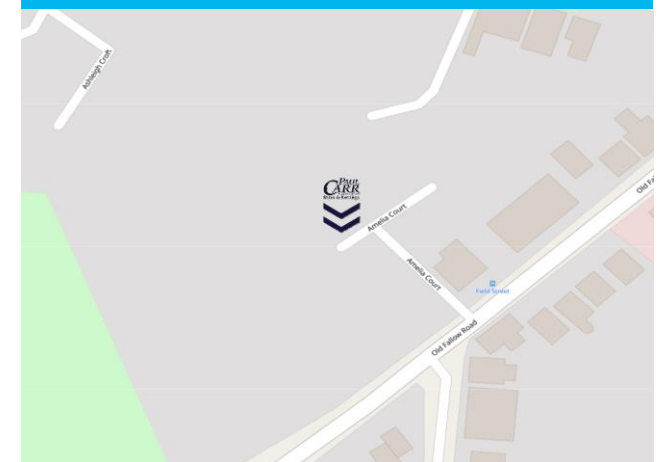


Total area: approx. 68.7 sq. metres (739.8 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 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: 2nd September 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.