



PAUL
CARR

Victoria Street,
Cannock, WS11 5QQ

£240,000

Paul Carr Estate Agents are delighted to present this extended, detached period property, ideally situated in the heart of Cannock. Combining traditional period features with versatile and generously proportioned accommodation, this attractive home offers excellent living space both internally and externally.

The ground floor accommodation briefly comprises an entrance hall, two generously sized reception rooms, and a recently modernised downstairs shower room. To the rear is an impressive kitchen-diner measuring over 16ft, featuring fitted cabinetry to three walls and direct access onto the spacious rear garden.

To the first floor are two well-proportioned double bedrooms. The principal bedroom benefits from two sets of fitted wardrobes, an additional walk-in wardrobe and a private en-suite shower room.

Externally, the property boasts attractive kerb appeal with a graveled forecourt, complemented by traditional cast iron railings and a gated entrance. To the rear is a particularly spacious and established garden, featuring a gated slabbed seating area, generous lawn, mature planted flower beds and a pond. A useful summerhouse provides further storage or offers an ideal space for those working from home.

This impressive extended detached home offers a rare combination of traditional character, versatile accommodation and a substantial rear garden, all within a highly convenient Cannock location. With excellent commuting links and easy access to a wide range of local amenities, this superb property is ideally suited to a variety of buyers. Early viewing is highly recommended to fully appreciate the space, character and potential this wonderful home has to offer.

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



PAUL
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Estate Agents
Sales & Lettings

Entrance Hall

Lounge

11' 11" x 10' 10" (3.64m x 3.30m)

Dining Room

11' 11" x 10' 10" (3.64m x 3.30m)

Kitchen-Diner

10' 10" x 16' 1" (3.30m x 4.90m)

Downstairs Shower Room

3' 8" x 9' 3" (1.12m x 2.83m)

First Floor Landing

Bedroom One

11' 11" x 11' 2" (3.64m x 3.40m)

Master En-Suite

7' 9" x 5' 5" (2.37m x 1.65m)

Bedroom Two

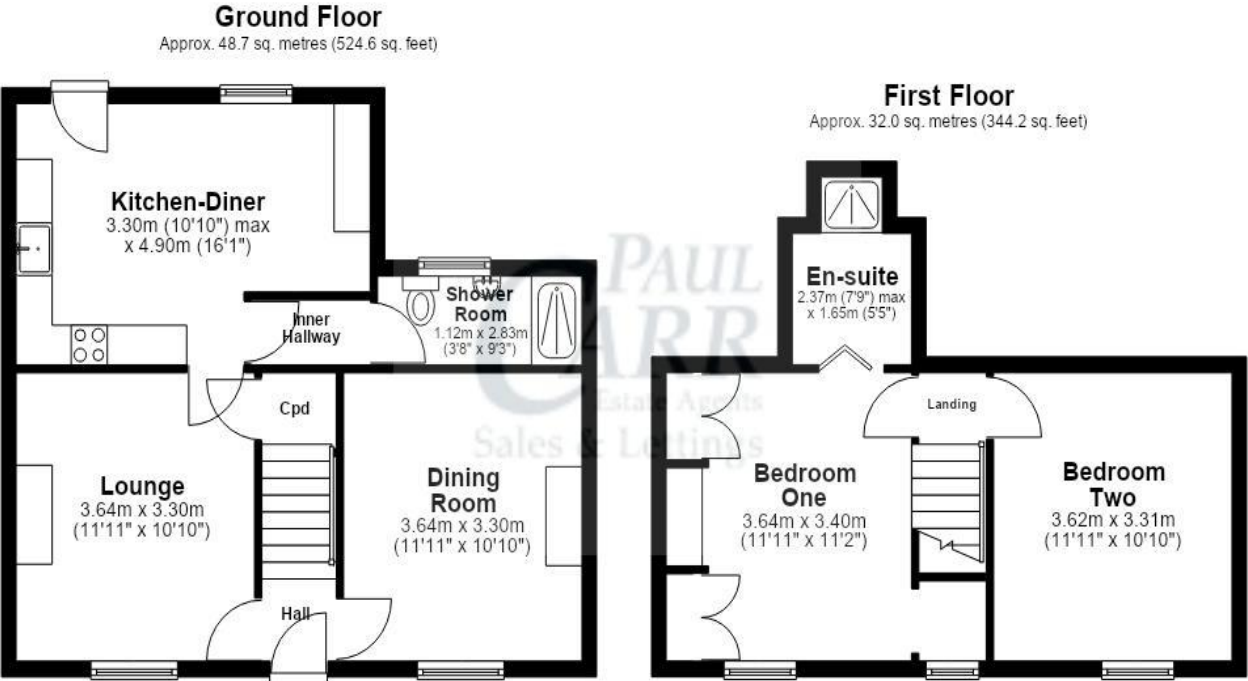
11' 11" x 10' 10" (3.62m x 3.31m)





Floor Plan

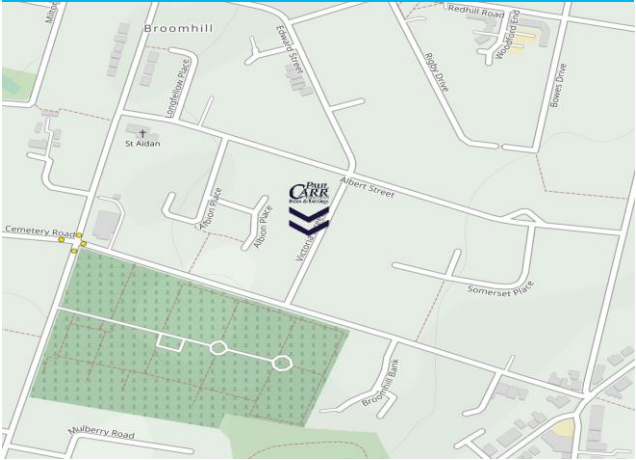
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 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: 3rd 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.