



Stafford Road, Huntington,
Cannock, WS12 4NA

£210,000

Paul Carr Estate Agents are delighted to present this extended and well-presented traditional terraced property, situated on the popular Stafford Road in Huntington.

The ground floor accommodation briefly comprises an entrance hall, a well-presented kitchen fitted with modern shaker-style cabinetry, breakfast bar seating and a stable door, along with a spacious 15ft+ lounge benefiting from useful understairs storage. A separate utility/WC provides further convenience, whilst the generous 13ft+ conservatory offers additional living space and direct access into the rear garden.

To the first floor are two generously proportioned double bedrooms, with one benefiting from fitted wardrobes, served by a spacious family bathroom featuring a shower over the bath.

Externally, the property enjoys an gravelled driveway providing parking for multiple vehicles. To the rear is a large garden, predominantly laid to lawn, with a decked seating area for outdoor entertaining. The garden also benefits from rear gated access leading directly to Cavans Wood. A particularly appealing feature is the insulated summerhouse / bar, which is equipped with inset spotlights, double glazing, fitted flooring and panelled walls - ideal for entertaining or working from home.

This impressive home offers excellent living accommodation, a generous rear garden and superb outdoor facilities, whilst occupying a convenient location with excellent commuting links and easy access to a range of local amenities. Early viewing is highly recommended to fully appreciate the space, versatility and lifestyle this property has to offer.

Tenure: We can confirm the property is Freehold.

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

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

13' 0" x 13' 5" (3.95m x 4.10m)

Kitchen

8' 5" x 11' 10" (2.56m x 3.61m)

Utility-WC

8' 5" x 5' 11" (2.56m x 1.81m)

Conservatory

13' 8" x 13' 6" (4.16m x 4.11m)

First Floor Landing

Bedroom One

9' 5" x 17' 0" (2.86m x 5.19m)

Bedroom Two

12' 1" x 9' 2" (3.69m x 2.79m)

Bathroom

8' 7" x 7' 7" (2.62m x 2.30m)

Summerhouse Outbuilding

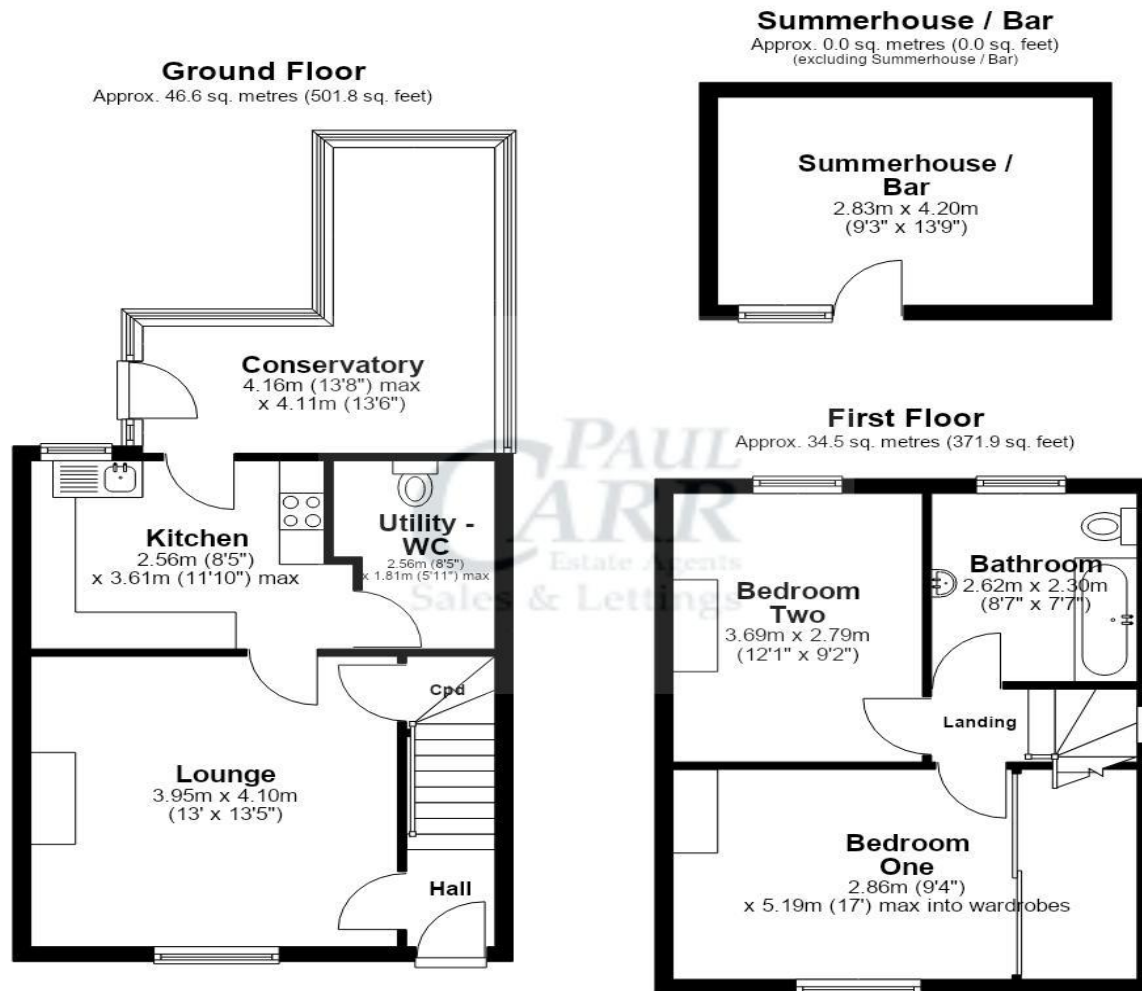
9' 3" x 13' 9" (2.83m x 4.20m)





Floor Plan

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

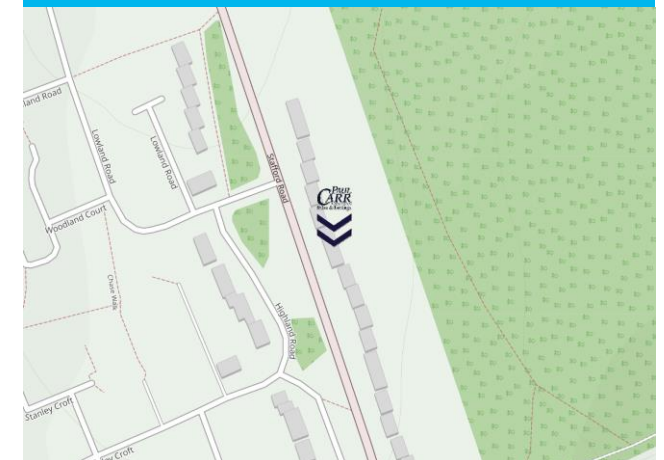


Total area: approx. 81.2 sq. metres (873.7 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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.