



Wrens Croft, Heath Hayes,
Cannock, WS11 7LD

£270,000

Paul Carr Estate Agents are delighted to present this modern and beautifully appointed three-bedroom semi-detached family home, ideally positioned on a quiet cul-de-sac on Wrens Croft in Heath Hayes.

The ground floor accommodation briefly comprises a spacious and welcoming entrance hallway with a convenient cloakroom, a stylish modern kitchen featuring stunning shaker-style cabinetry, a generous main lounge with fitted shutters, and a second versatile reception room ideal for dining or family use, with access to the rear garden.

To the first floor are three well-proportioned bedrooms, including a principal bedroom benefiting from a contemporary en-suite, alongside a modern family bathroom to serve the remaining bedrooms.

Externally, the property enjoys a private side driveway providing off-road parking, leading to a partially converted garage. The rear garden provides a private setting, featuring a well-maintained lawn and a block-paved seating area, complemented by a fitted pergola and an attractive tree-lined backdrop.

This impressive home combines modern living with a peaceful residential setting, making it an ideal choice for families. Early viewing is highly recommended to fully appreciate the quality and accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

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

17' 0" x 11' 9" (5.19m x 3.59m)

Dining Room

12' 2" x 8' 3" (3.71m x 2.52m)

Kitchen

12' 2" x 6' 8" (3.71m x 2.04m)

First Floor Landing

Bedroom One

12' 4" x 11' 9" (3.75m x 3.59m)

En-Suite

7' 7" x 5' 6" (2.30m x 1.67m)

Bedroom Two

11' 3" x 8' 3" (3.43m x 2.52m)

Bedroom Three

7' 3" x 6' 7" (2.20m x 2.01m)

Family Bathroom

5' 4" x 8' 3" (1.63m x 2.52m)

Garage

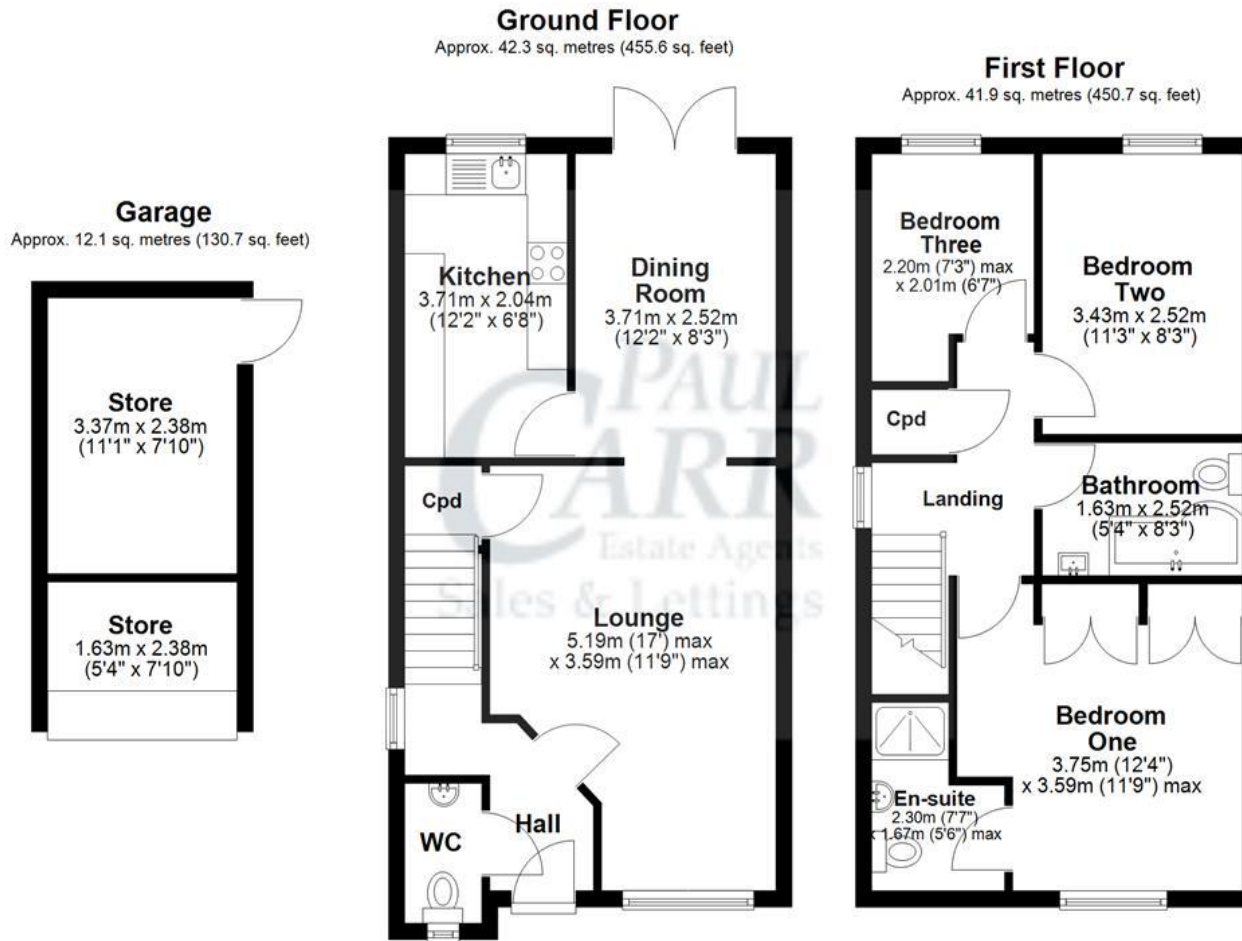
16' 5" x 7' 10" (5.00m x 2.38m)





Floor Plan

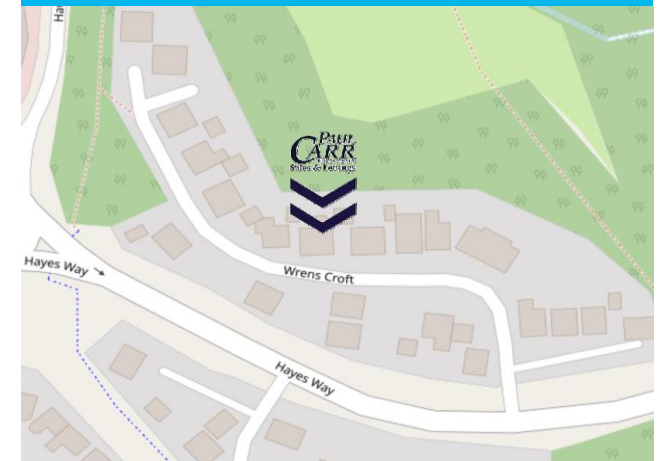
This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 96.3 sq. metres (1036.9 sq. feet)

Energy Performance Rating

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:

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.