



Pheasant Way, Heath Hayes,
Cannock, WS11 7LB

£270,000

Paul Carr Estate Agents are delighted to present this spacious and well maintained four-bedroom end-terraced townhouse. Ideally positioned within the highly sought-after Heath Hayes area and offering versatile accommodation set across three storeys.

The ground floor accommodation briefly comprises a welcoming entrance hallway, a modern and spacious kitchen-diner fitted with contemporary cabinetry and ample dining space, a convenient guest cloakroom, and a bright 18ft+ conservatory providing direct access into the rear garden. The partially converted garage offers excellent versatility and is perfectly suited for use as a home office, playroom or additional reception space.

The first floor boasts an impressive 21ft+ lounge with Juliet balcony, alongside a well-proportioned principle bedroom with a recently fitted master en-suite with walk-in-shower and contemporary aqua boarding.

Occupying the top floor are three further bedrooms, an additional en-suite shower room and family bathroom with modern fixtures and fittings.

Externally, the property continues to impress with a block paved driveway providing ample off-road parking. The westerly facing rear garden has been thoughtfully landscaped featuring artificial turf, a decked seating area with bar, slabbed patio and raised decorative beds.

Situated within excellent school catchment areas and offering convenient commuting links, this exceptional family home presents a fantastic opportunity for buyers seeking spacious and versatile accommodation in a prime residential location.

Tenure: We can confirm the property is Freehold.

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

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



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Entrance Hall

Kitchen-Diner
14' 1" x 14' 0" (4.29m x 4.26m)

Office / Converted Space
10' 8" x 8' 9" (3.26m x 2.67m)

Conservatory
8' 10" x 18' 1" (2.70m x 5.51m)

Downstairs Cloakroom

First Floor Landing

Bedroom One
9' 11" x 10' 1" (3.03m x 3.08m)

Master En-Suite
4' 6" x 5' 3" (1.38m x 1.61m)

Lounge
21' 6" x 9' 3" (6.56m x 2.83m)

Second Floor Landing

Bedroom Two
9' 11" x 9' 2" (3.03m x 2.79m)

En-Suite Bathroom
3' 11" x 5' 7" (1.20m x 1.69m)

Bedroom Three
7' 8" x 10' 3" (2.35m x 3.14m)

Bedroom Four
7' 0" x 5' 10" (2.13m x 1.79m)

Family Bathroom
6' 2" x 6' 0" (1.88m x 1.83m)

Garage Store

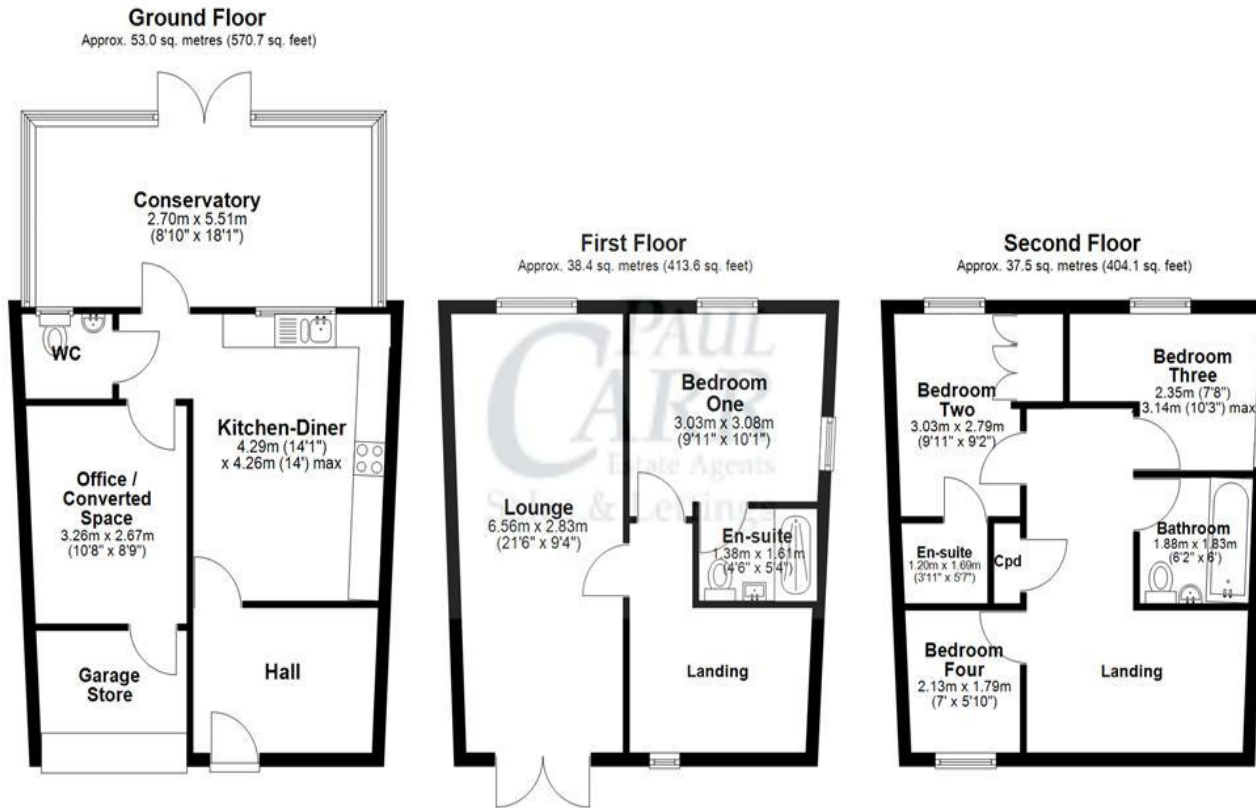




Floor Plan

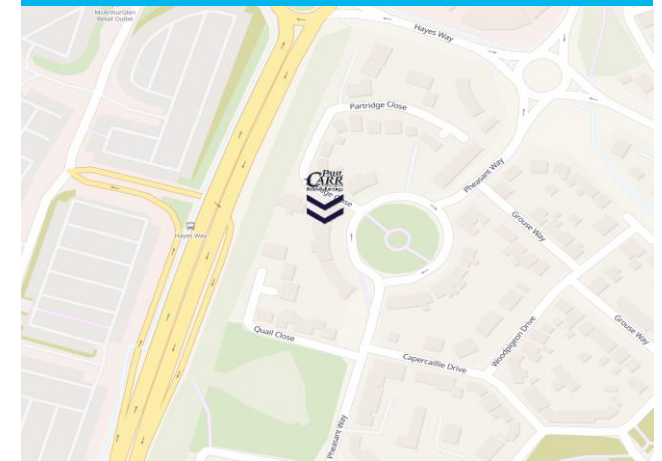
This floor plan is not drawn to scale and is for illustration purposes only

Energy Performance Rating



Total area: approx. 129.0 sq. metres (1388.4 sq. feet)

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: 8th May 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.

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