



Moss Crescent, Huntington,
Cannock, WS12 4NJ

£180,000

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Paul Carr Estate Agents are delighted to offer for sale this spacious and well presented three bedroom semi-detached home, situated off the Stafford Road in Huntington, Cannock with no onward chain.

The ground floor accommodation comprises an entrance porch, central hallway, a spacious 17ft+ lounge, a recently fitted kitchen-diner with modern shaker-style cabinetry and integrated appliances, a generous family bathroom offering a bath with separate shower cubicle, and a rear conservatory.

Upstairs, the property benefits from three well-proportioned bedrooms and separate toilet.

Occupying a generous plot, this chain-free property benefits from a front lawn with space for off-road parking opposite. The spacious rear garden is primarily laid to lawn with mature planted borders to the rear.

Agent Note: A structural survey has identified evidence of historic movement affecting the front elevation of the property. This is reflected internally by some sloping floors, although no corresponding distortion is visible to the external walls. The property is currently presented in good decorative order, and there is no indication of recent or ongoing movement. Further details are available within the survey report, which can be provided upon request.





Property Specification

Three Bedroom Semi-Detached Property
Spacious 17ft+ Lounge
Recently Fitted Kitchen-Diner With Modern Shaker-Style
Cabinetry & Integrated Appliances
Downstairs Family Bathroom With Bath & Separate
Shower Cubicle

Entrance Porch

Hallway

Lounge 10' 9" x 17' 7" (3.27m x 5.36m)

Kitchen/Diner 11' 3" x 14' 0" (3.43m x 4.26m)

Sun Room 3' 8" x 6' 5" (1.12m x 1.95m)

Family Bathroom 8' 9" x 6' 4" (2.66m x 1.93m)

Landing

Bedroom One 15' 5" x 9' 9" (4.70m x 2.97m)

Bedroom Two 9' 5" x 11' 3" (2.87m x 3.43m)

Bedroom Three 9' 1" x 7' 4" (2.77m x 2.23m)

WC 2' 8" x 6' 3" (0.81m x 1.90m)

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: 23rd August 2025

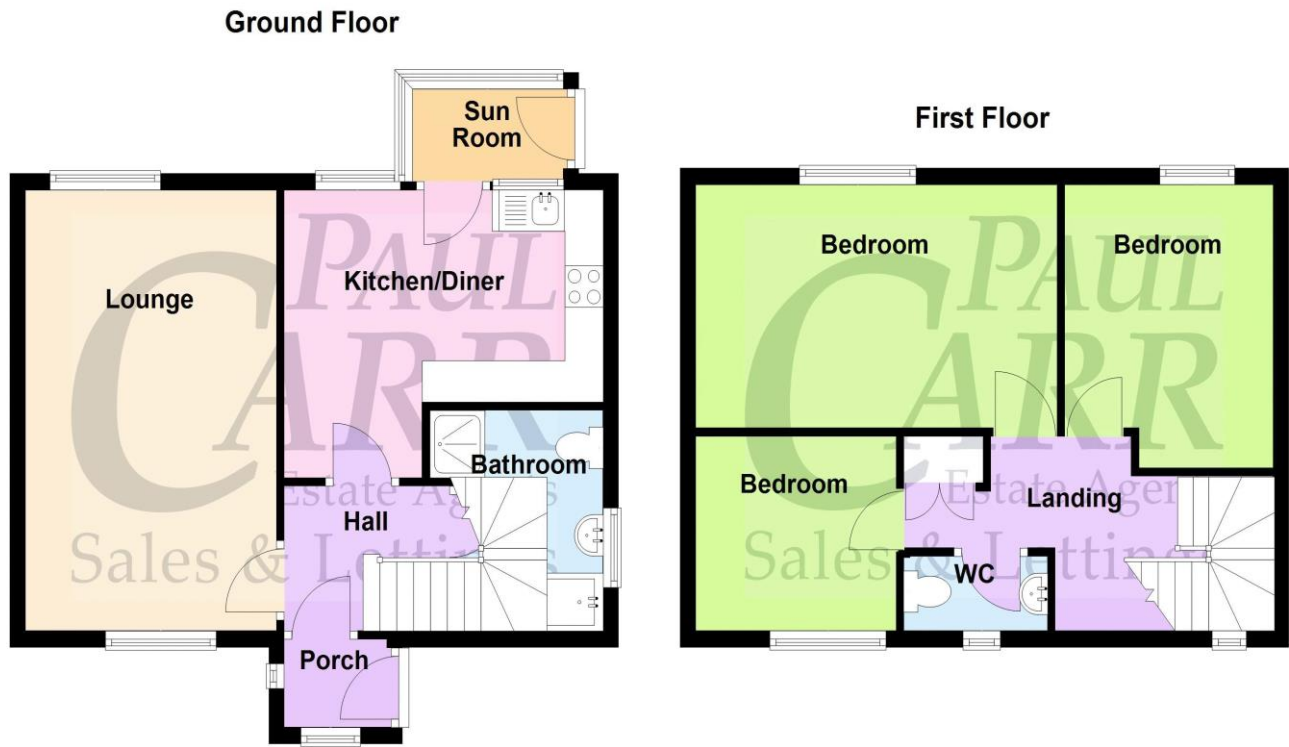
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Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
Council tax band: A
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

