



PAUL
CARR

Middleway, Rawnsley,
Cannock, WS12 0JN

Offers in the Region Of £210,000

Paul Carr Estate Agents are delighted to offer for sale this well-presented three-bedroom end-terraced family home, ideally located in the popular area of Rawnsley, Cannock - and available with no onward chain.

This stylish and spacious property provides well-balanced accommodation throughout, making it an ideal choice for families or first-time buyers.

On the ground floor, you are welcomed by a generous entrance hall, a convenient guest cloakroom, and a spacious 15ft+ front-facing lounge. To the rear, a modern kitchen-diner is fitted with a range of integrated appliances and offers direct access to the rear garden.

Upstairs, the home features three well-proportioned bedrooms, with two benefiting from fitted wardrobes. A family bathroom completes the first-floor accommodation.

Externally, the property is approached via a slabbed pathway with a decorative gravelled frontage and benefits from two allocated parking spaces. The rear garden is designed for easy maintenance and includes a slabbed seating area, lawn with attractive planted borders, a storage shed, and secure rear gated access.

A fantastic opportunity to acquire a move-in-ready home in a sought-after location - early viewing is highly recommended.

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

15' 2" x 11' 8" (4.63m x 3.56m)

Kitchen-Diner

10' 2" x 14' 10" (3.11m x 4.51m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

14' 4" x 8' 2" (4.37m x 2.48m)

Bedroom Two

12' 11" x 8' 6" (3.94m x 2.59m)

Bedroom Three

8' 11" x 6' 0" (2.71m x 1.82m)

Family Bathroom

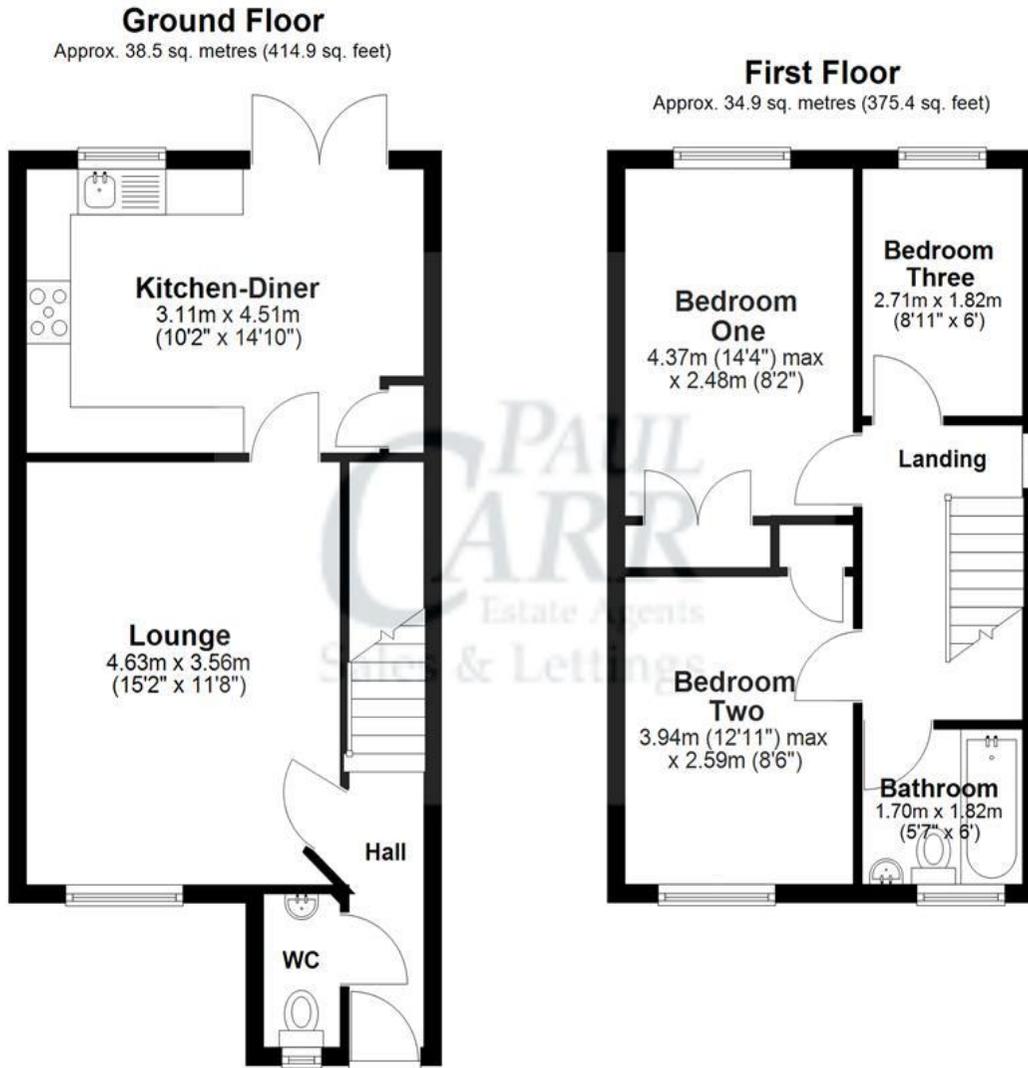
5' 7" x 6' 0" (1.70m x 1.82m)





Floor Plan

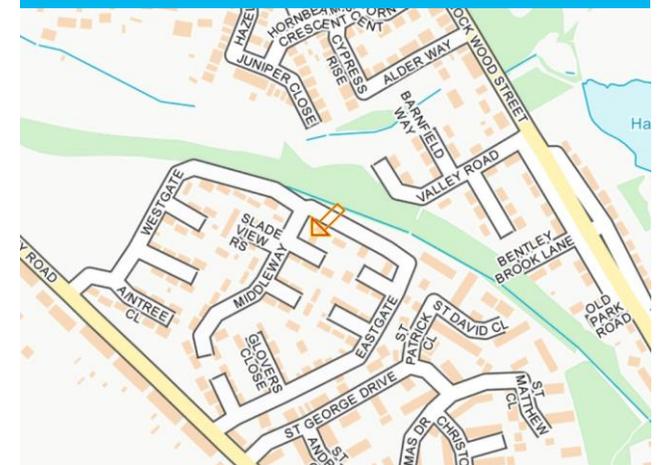
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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: 29th September 2025

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.