



**PAUL
CARR**
Estate Agents
Sales & Lettings
FOR SALE
CANNOCK
01543
398968
paulcarrestateagents.co.uk

Newhall Street,
Cannock, WS11 1AD

£310,000

Paul Carr Estate Agents are delighted to present this three-bedroom detached bungalow, ideally situated on the highly sought-after Newhall Street, Cannock, and available with no onward chain.

Beautifully presented and thoughtfully designed throughout, this spacious home offers a welcoming central hallway, a bright bay-fronted lounge measuring over 12ft, and a modern rear-facing kitchen. There are three generously sized double bedrooms and a contemporary family bathroom featuring both a bath and separate shower cubicle.

Externally, the property enjoys a substantial gravelled driveway providing ample parking for multiple vehicles, along with side gated access leading to the rear garden. The south-easterly facing garden has been landscaped for easy maintenance and includes a slabbed seating area - perfect for outdoor relaxation. The rear garden also houses a detached double garage complete with power, lighting, and an electric roller door, offering excellent potential for use as a workshop or even a future annexe (subject to planning permission).

This is a rare opportunity to acquire a spacious and well-presented bungalow in a highly desirable location. Early viewing is strongly advised to avoid disappointment.

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

Lounge

12' 9" x 10' 3" (3.88m x 3.12m)

Kitchen

10' 4" x 12' 4" (3.15m x 3.77m)

Bedroom One

14' 11" x 10' 4" (4.55m x 3.16m)

Bedroom Two / Dining Room

11' 11" x 9' 6" (3.64m x 2.90m)

Bedroom Three

10' 4" x 10' 4" (3.15m x 3.16m)

Family Bathroom

10' 4" x 7' 5" (3.15m x 2.25m)

Double Garage

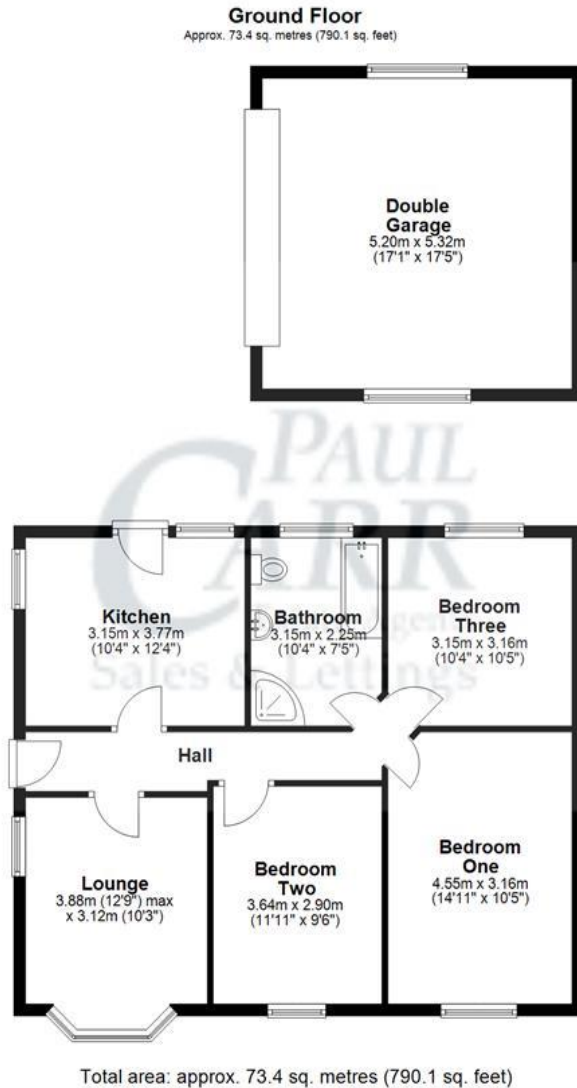
17' 7" x 17' 1" (5.35m x 5.20m)





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		
69-80	C		73 C
55-68	D	58 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: 31st October 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.