



PAUL
CARR

Brisbane Way, Heath Hayes,
Cannock, WS12 2GR

£450,000

Paul Carr Estate Agents are delighted to present this exceptional four-bedroom detached family home, originally designed as a five-bedroom property, now reconfigured to incorporate a dressing room off the master bedroom. Ideally positioned on the highly sought-after Brisbane Way in Heath Hayes, this beautifully maintained property offers generous and versatile living accommodation throughout.

The ground floor accommodation briefly comprises a welcoming entrance hall, two well-proportioned reception rooms, and a stunning open-plan kitchen-diner fitted with modern shaker-style cabinetry, granite worktops, a double Belfast sink, and a breakfast bar. A separate utility room with matching shaker-style units provides additional practicality, while a convenient downstairs cloakroom completes the ground floor.

To the first floor are four spacious bedrooms, with the principal bedroom benefiting from a stylish en-suite bathroom, alongside a further contemporary family bathroom. The former fifth bedroom has been converted into a dedicated dressing room off the master bedroom enhancing the functionality within the home.

Externally, the property boasts a beautifully landscaped rear garden, thoughtfully designed with mature planted borders, artificial turf, and a fitted pergola. To the front, a generous driveway provides off-road parking for multiple vehicles and leads to a partially converted garage.

This impressive home presents a fantastic opportunity to acquire a spacious and stylish property in a prime residential location, with excellent access to local amenities, schools, and commuter links. 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 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



PAUL
CARR
Estate Agents
Sales & Lettings

Entrance Hall

Lounge

14' 3" x 11' 6" (4.34m x 3.50m)

Dining Room

11' 11" x 9' 4" (3.64m x 2.85m)

Kitchen-Diner

12' 10" x 17' 9" (3.91m x 5.40m)

Utility

6' 2" x 8' 2" (1.89m x 2.50m)

First Floor Landing

Bedroom One

11' 2" x 11' 2" (3.40m x 3.40m)

Master En-Suite

5' 5" x 8' 6" (1.65m x 2.59m)

Dressing Area

7' 7" x 7' 3" (2.30m x 2.20m)

Bedroom Two

12' 2" x 8' 8" (3.72m x 2.65m)

Bedroom Three

9' 3" x 10' 7" (2.83m x 3.23m)

Bedroom Four

9' 10" x 8' 11" (2.99m x 2.71m)

Family Bathroom

5' 11" x 6' 10" (1.80m x 2.09m)

Garage

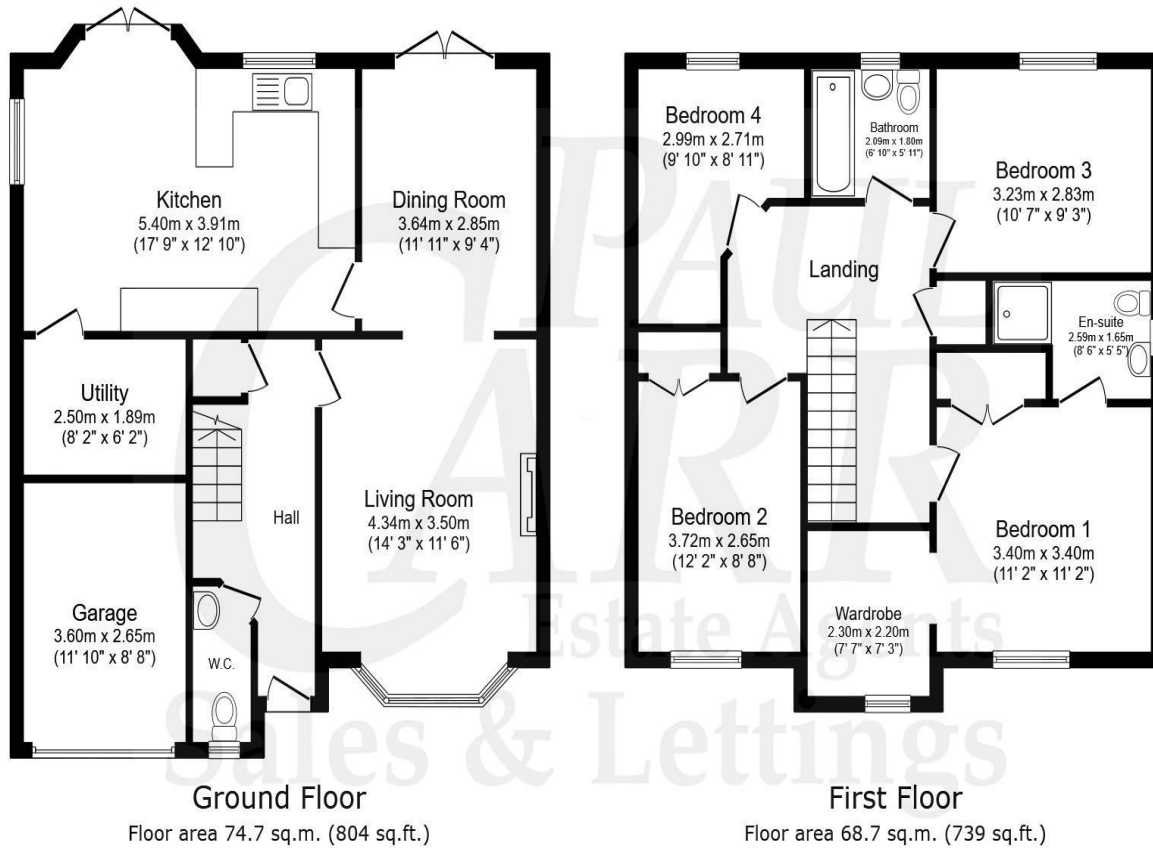
11' 10" x 8' 8" (3.60m x 2.65m)





Floor Plan

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



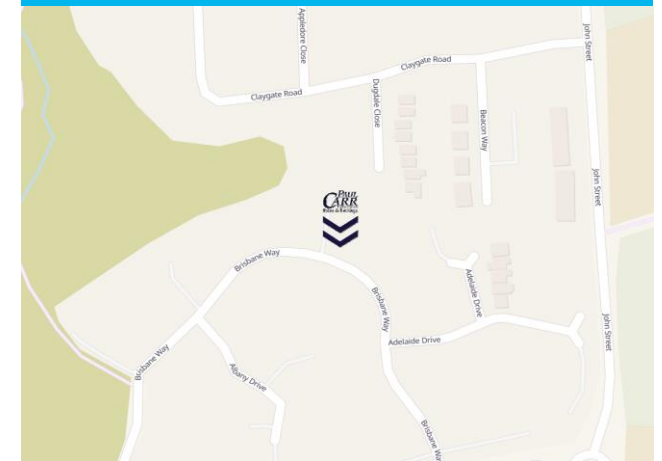
Total floor area: 143.4 sq.m. (1,543 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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: 23rd April 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.