



Kelvin Drive,
Cannock, WS11 6ED

£175,000

Paul Carr Estate Agents are delighted to present this well-presented and spacious two-bedroom terraced home, ideally located in the centre of Cannock with fantastic access to schools, shops and commuting links.

The ground floor accommodation briefly comprises an entrance hall, a modern front-facing kitchen-diner fitted with contemporary cabinetry and a host of integrated appliances, and a spacious rear lounge providing access to the rear garden. Completing the ground floor is a convenient downstairs WC.

To the first floor are two well-proportioned bedrooms and a stylish, well-appointed family bathroom, finished to a contemporary standard.

Externally, the property benefits from a pleasant outlook to the front with direct access to the adjacent park - ideal for families. The rear garden is set over two tiers with a lawn, slabbed seating area and gated access to off-road parking, with one allocated parking belonging to the property.

This attractive home offers an excellent opportunity for first-time buyers or those looking to downsize, combining modern living with a central and well-connected setting. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

Tenure: We can confirm the property is Freehold.

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

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

Kitchen-Diner

14' 5" x 10' 1" (4.40m x 3.08m)

Lounge

12' 0" x 13' 1" (3.67m x 3.98m)

First Floor Landing

Bedroom One

8' 9" x 13' 1" (2.67m x 3.98m)

Bedroom Two

8' 11" x 13' 1" (2.72m x 3.98m)

Family Bathroom

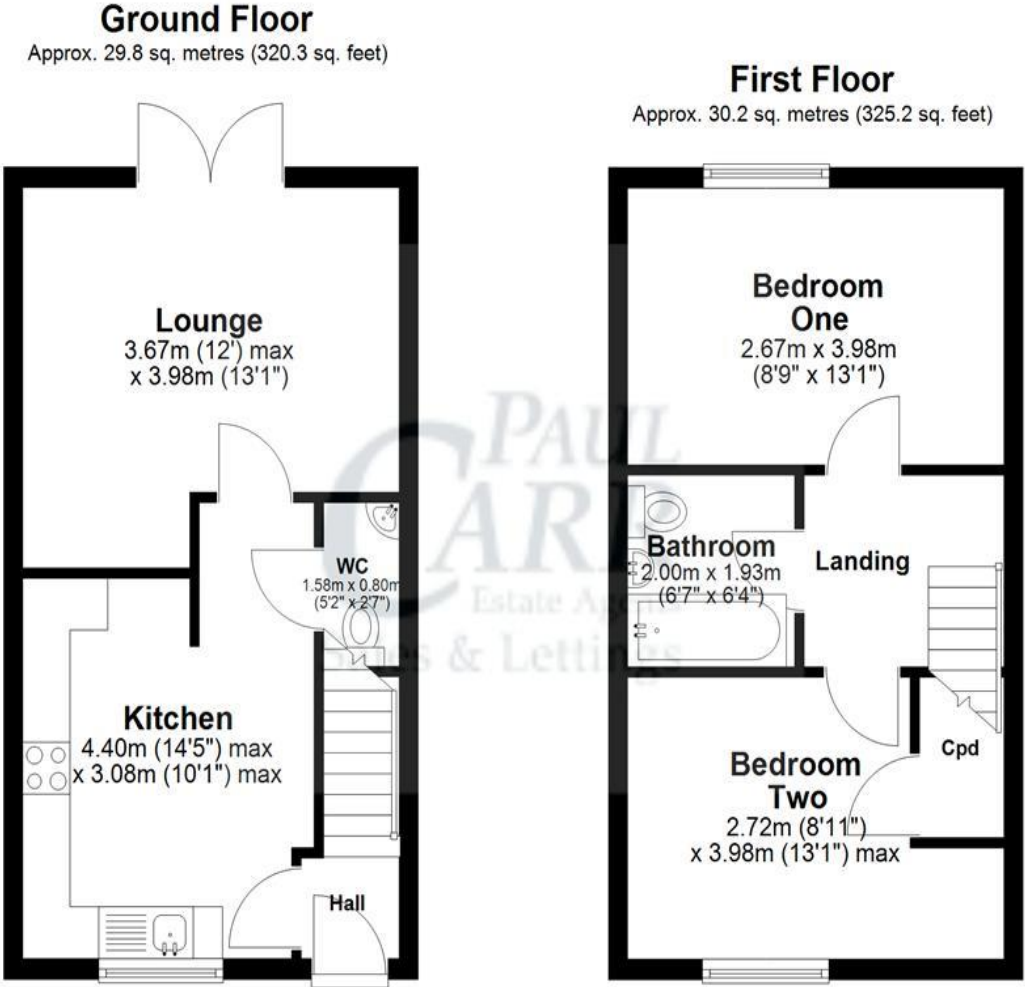
6' 7" x 6' 4" (2.00m x 1.93m)





Floor Plan

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

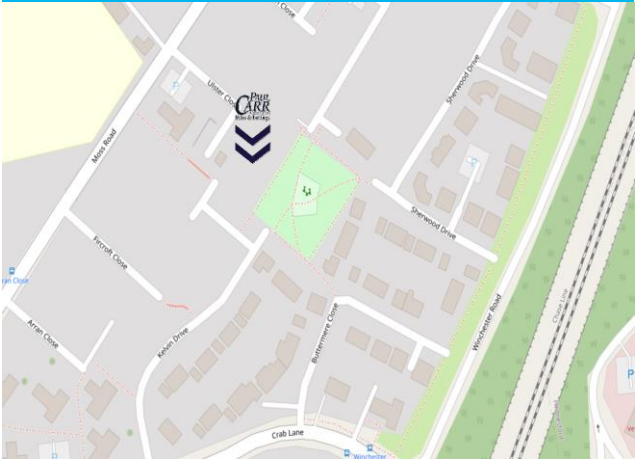


Total area: approx. 60.0 sq. metres (645.5 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	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: 12th February 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.

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**

 **naei | propertymark**
PROTECTED