



Avenue Road,
Cannock, WS12 2DY

£264,600

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Paul Carr Estate Agents are pleased to market this well presented three bedroom family home in the desirable area of Heath Hayes - offering excellent access to local amenities, transport links and schools.

The property in brief comprises an Entrance Hall, Kitchen, two reception rooms, Utility and Downstairs Cloakroom on the ground floor; the first floor comprises of three Bedrooms and a modern fitted Family Bathroom.

Situated on a highly regarded residential street, this well presented family home benefits from a full width blockpaved driveway leading to a partially converted Garage. The property also benefits from a private rear garden which is primarily laid to lawn with decorative borders and decked seating area with storage shed.





Property Specification

Attention First Time Buyers
Two Reception Rooms
Utility Room
Downstairs Cloakroom
Partially Converted Garage

Kitchen 10' 4" x 8' 1" (3.14m x 2.47m)

Lounge 13' 7" x 8' 8" (4.15m x 2.65m)

Dining Room 10' 4" x 14' 8" (3.14m x 4.47m)

Utility 6' 8" x 8' 1" (2.02m x 2.46m)

Downstairs Cloakroom 3' 8" x 3' 0" (1.13m x 0.91m)

First Floor Landing

Bedroom One 13' 7" x 8' 6" (4.15m x 2.6m)

Bedroom Two 10' 8" x 8' 6" (3.26m x 2.6m)

Bedroom Three 8' 10" x 5' 6" (2.69m x 1.67m)

Family Bathroom 6' 1" x 5' 6" (1.85m x 1.67m)

Garage 9' 9" x 8' 1" (2.98m x 2.46m)

Front

Rear

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: 10th March 2025

Viewer's Note:

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

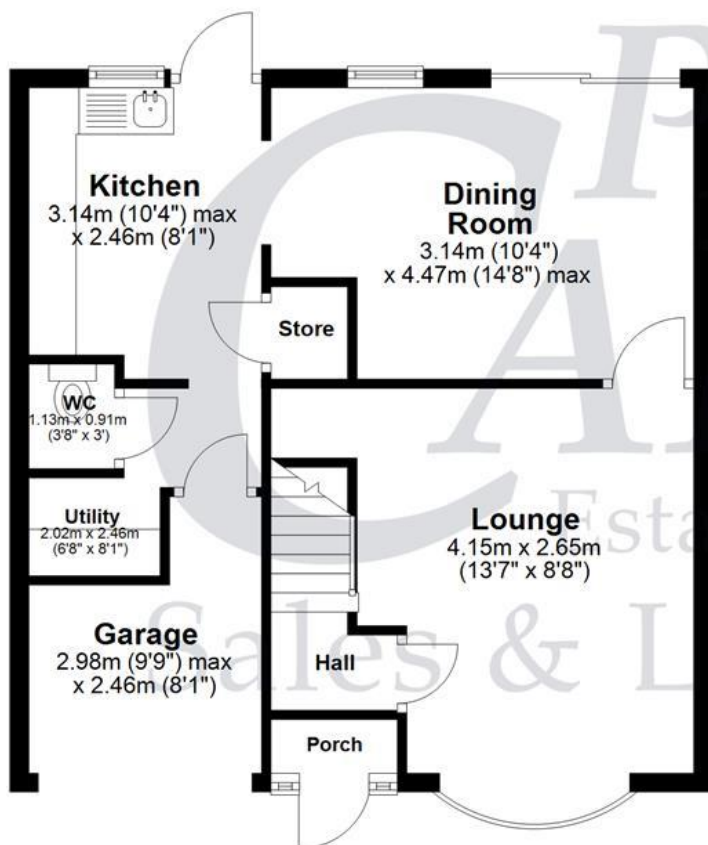
Floor Plan

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

Energy Efficiency Rating

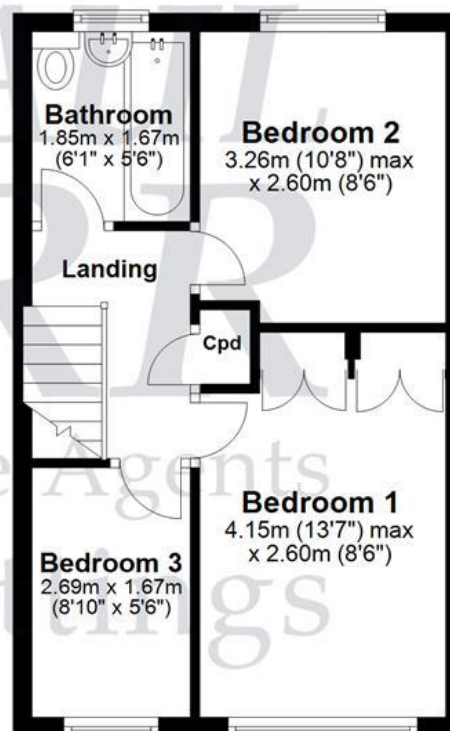
Ground Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



Map Location

