



Cartwright Way,  
Cannock, WS11 0LS

**Offers Over £350,000**

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Paul Carr Estate Agents are proud to present this immaculate four-bedroom detached family home, ideally located on a quiet residential street in the heart of Cannock - offered with no onward chain.

Built in 2021, this modern property offers spacious and well-designed accommodation throughout. The ground floor comprises a welcoming entrance hall, a generously proportioned 15ft+ lounge, a sleek high-gloss kitchen/diner with under-cabinet lighting and additional fitted cabinetry, and a convenient downstairs cloakroom.

Upstairs, you'll find four double bedrooms, including a principal suite complete with its own stylish en-suite bathroom. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. A side block-paved driveway provides off-road parking for multiple vehicles and leads to a detached garage. The beautifully landscaped rear garden is a true highlight - featuring a manicured lawn with integrated sprinkler system, a stunning porcelain-slatted seating area with block-paved edging, raised rendered planters, side gated access, and a fitted pergola over a bespoke brick-built barbecue - perfect for outdoor entertaining.

This is a fantastic opportunity to acquire a turnkey family home in a sought-after location.

Early viewing is highly recommended.





## Property Specification

Modern Detached Family Home  
 Four Double Bedrooms  
 Two Contemporary Bathrooms & Downstairs Cloakroom  
 Modern High Gloss Kitchen-Diner With Under-Cabinet  
 Lighting With Additional Fitted Storage  
 Stunning Landscaped Garden With Porcelain Slabbed

### Entrance Hall

Lounge 15' 9" x 11' 1" (4.81m x 3.39m)

Kitchen-Diner 14' 4" x 19' 9" (4.37m x 6.02m)

### Downstairs Cloakroom

### First Floor Landing

Bedroom One 12' 11" x 11' 4" (3.93m x 3.45m)

Master En-Suite 6' 10" x 4' 7" (2.09m x 1.40m)

Bedroom Two 10' 5" x 8' 5" (3.18m x 2.56m)

Bedroom Three 6' 9" x 10' 2" (2.05m x 3.09m)

Bedroom Four 7' 3" x 11' 0" (2.22m x 3.35m)

Family Bathroom 6' 11" x 6' 4" (2.10m x 1.94m)

Garage

### 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 July 2025

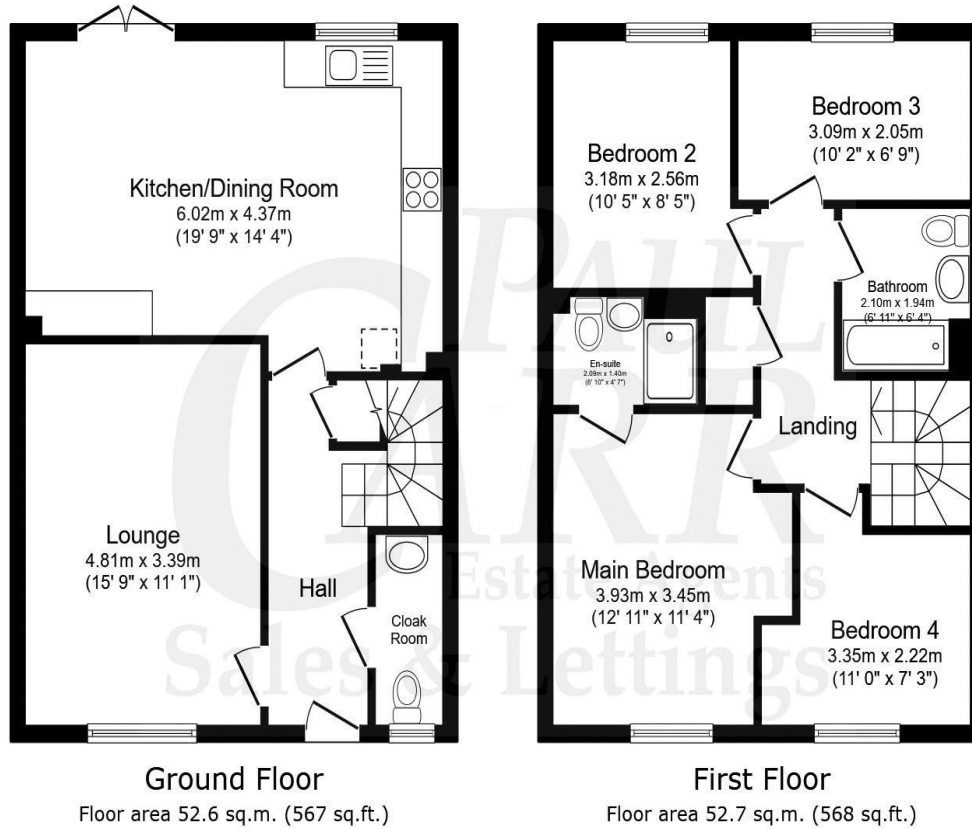
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

### Viewer's Note:

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

# Floor Plan

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



Total floor area: 105.4 sq.m. (1,134 sq.ft.)

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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

