



PAUL  
CARR

Heather Drive, Huntington,  
Cannock, WS12 4NR

Offers in the Region Of £235,000

Paul Carr Estate Agents are delighted to present this newly renovated three-bedroom semi-detached family home, occupying a quiet cul-de-sac position in Huntington and with no onward chain.

The ground floor accommodation briefly comprises an entrance hall, a newly fitted kitchen complete with shaker-style cabinetry, integrated modern appliances and herringbone-style flooring, together with a spacious 17ft+ lounge featuring a contemporary electric fireplace. Completing the ground floor is a well appointed bathroom finished to a high standard and benefiting from both a bath and separate shower cubicle.

To the first floor are three well-proportioned bedrooms along with a separate WC and wash hand basin for further convenience.

Externally, the property benefits from a tarmac driveway providing off-road parking, together with side gated access leading to the rear garden. The spacious landscaped garden enjoys a sizeable lawn with established borders and an indian sandstone seating area.

This superbly improved home offers an excellent opportunity for buyers seeking a move-in ready property, conveniently positioned for local amenities, schooling 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 A.

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](mailto:Cannock@paulcarrestateagents.co.uk)



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**Entrance Hall**

**Lounge**

**17' 9" x 10' 11" (5.40m x 3.32m)**

**Kitchen-Diner**

**11' 4" x 13' 10" (3.46m x 4.22m)**

**Bathroom**

**8' 11" x 6' 6" (2.72m x 1.97m)**

**First Floor Landing**

**Bedroom One**

**10' 0" x 15' 6" (3.04m x 4.73m)**

**Bedroom Two**

**11' 9" x 11' 3" (3.59m x 3.44m)**

**Bedroom Three**

**7' 5" x 9' 8" (2.25m x 2.95m)**

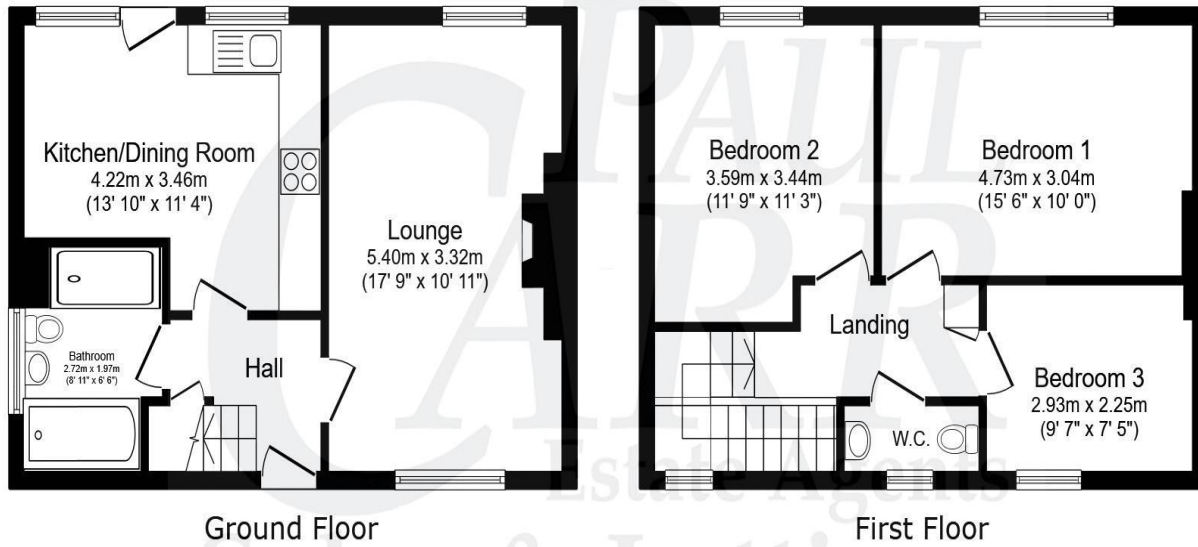
**Upstairs WC**





# Floor Plan

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



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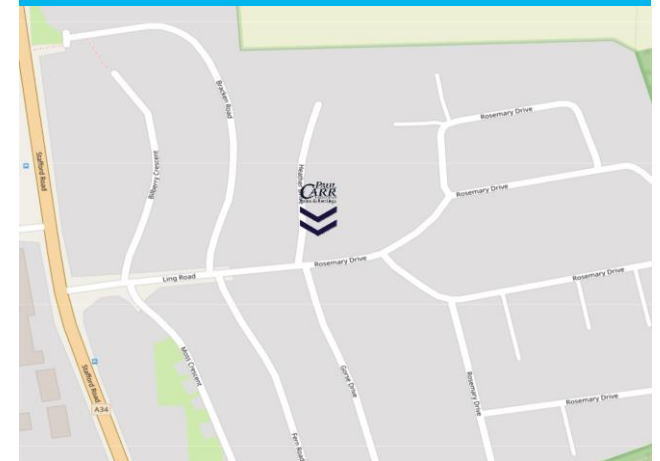
Total floor area: 82.5 sq.m. (888 sq.ft.)

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		90 B
69-80	C	75 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:

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](http://www.paulcarrestateagents.co.uk)

