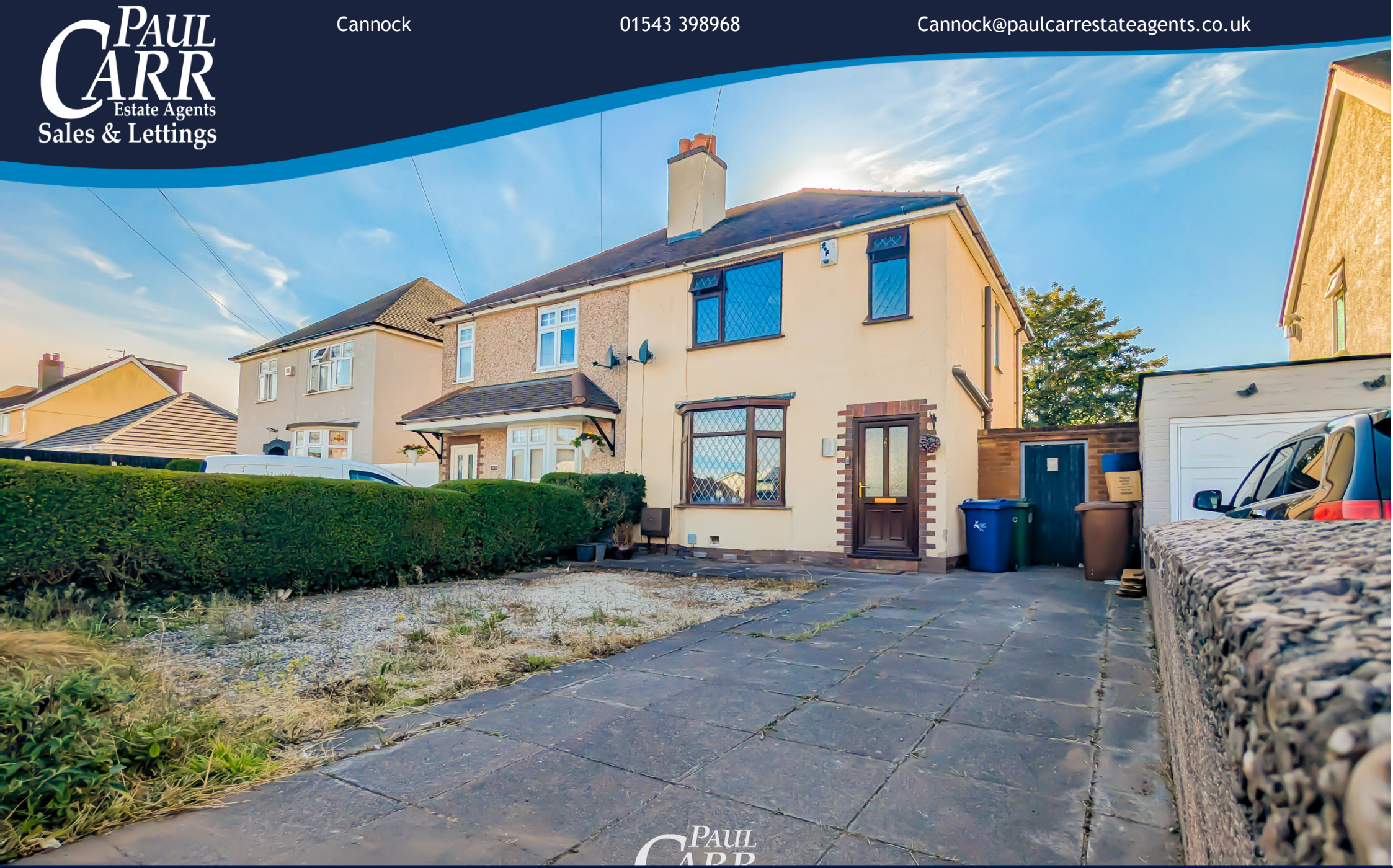
PAUL CARR Estate Agents
Sales & Lettings

Cannock 01543 398968 Cannock@paulcarrestateagents.co.uk



Pye Green Road,
Cannock, WS11 5RW

**Offers in Excess of £180,000**

Paul Carr Estate Agents are delighted to present this extended three-bedroom semi-detached family home, situated in the heart of Cannock and offered for sale with no onward chain.

The ground floor accommodation provides versatile living space and briefly comprises an entrance hall, three reception rooms and an extended kitchen-diner, offering a flexible layout ideally suited to modern family life and entertaining.

To the first floor are three well-proportioned bedrooms, with one benefiting from fitted wardrobes, along with the family bathroom.

Externally, the property is set back from the road and approached via a private driveway providing parking for multiple vehicles. To the rear is a generous garden featuring a large lawn and planted borders, together with a block-built outbuilding providing additional storage, and side gated side access.

This well-positioned family home offers excellent commuting links and convenient access to a wide range of local amenities. Available with no onward chain, this property presents an excellent opportunity for buyers seeking a spacious and versatile home in a convenient Cannock location. Early viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer.

**Tenure**: We can confirm the property is Freehold.

**Council Tax Band**: We can confirm the Council Tax Band is B.

**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


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Entrance Hall

Lounge
10' 5" x 13' 2" (3.18m x 4.02m)

Dining Area
12' 1" x 9' 7" (3.69m x 2.92m)

Sitting Room
8' 9" x 6' 1" (2.66m x 1.86m)

Kitchen-Diner
8' 2" x 14' 9" (2.48m x 4.50m)

First Floor Landing

Bedroom One
12' 4" x 9' 7" (3.75m x 2.92m)

Bedroom Two
10' 10" x 9' 11" (3.29m x 3.03m)

Bedroom Three
8' 10" x 6' 1" (2.69m x 1.86m)

Family Bathroom
5' 6" x 6' 1" (1.68m x 1.86m)







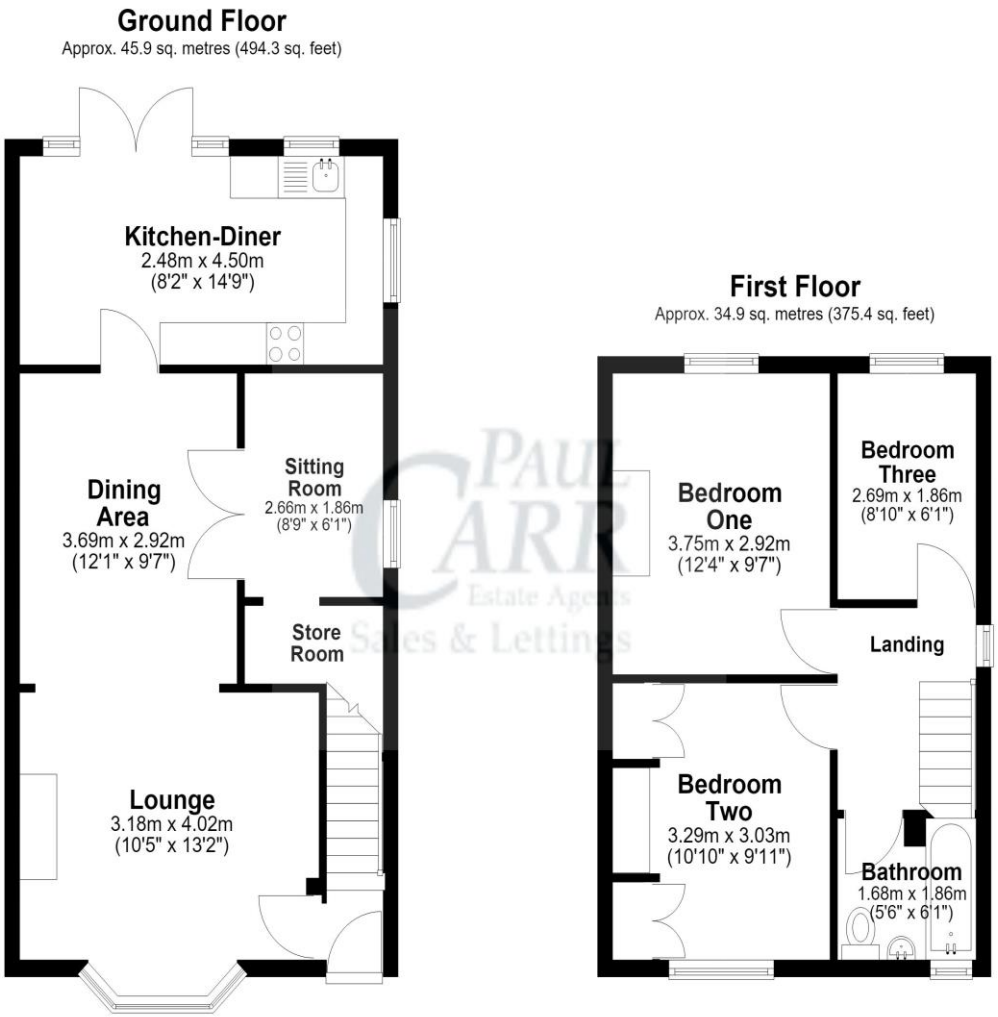






# Floor Plan

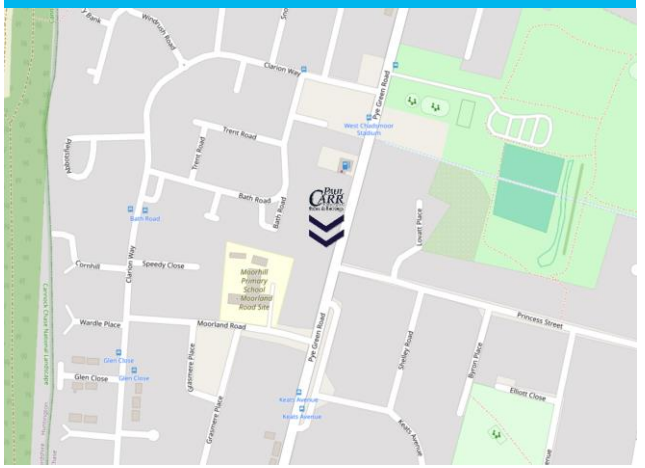
*This floor plan is not drawn to scale and is for illustration purposes only*




Total area: approx. 80.8 sq. metres (869.8 sq. feet)

## Energy Performance Rating

## 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: 21st July 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.