



Charlock Grove, Heath Hayes,
Cannock, WS11 7FR

£390,000

Paul Carr Estate Agents are delighted to present this spacious and well maintained four-bedroom detached family home, perfectly positioned on the highly sought-after Charlock Grove in Heath Hayes.

The accommodation begins with a welcoming entrance hallway benefiting from a convenient guest cloakroom / WC, spacious 14ft+ lounge, separate bay-fronted dining room and a modern fitted kitchen boasting sleek high-gloss cabinetry and direct access into the rear garden.

To the first floor are four well-proportioned bedrooms, three of which benefit from fitted wardrobes, whilst the impressive principal suite further enjoys a walk-in wardrobe and a stylish contemporary ensuite shower room. The remaining bedrooms are served by a recently refitted family bathroom featuring a claw-foot roll-top bath and high-quality finishes throughout.

Externally, the property continues to impress with an expansive tarmac driveway providing ample off-road parking for multiple vehicles and leading to the garage. The beautifully maintained rear garden offers a high degree of privacy and features mature planted borders, multiple seating areas and three substantial sheds - all fitted with power, with one currently utilised as a workshop.

Situated within excellent school catchments and benefiting from superb commuting links and local amenities nearby, this outstanding detached home presents a rare opportunity to acquire a substantial family property in one of Heath Hayes' most desirable locations. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Tenure: We can confirm the property is Freehold.

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

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
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Entrance Hall

Lounge

11' 11" x 14' 9" (3.64m x 4.49m)

Kitchen

14' 11" x 8' 4" (4.54m x 2.54m)

Dining Room

14' 1" x 8' 4" (4.29m x 2.54m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

11' 1" x 11' 2" (3.38m x 3.41m)

Walk-In-Wardrobe

En-Suite Bathroom

3' 10" x 8' 4" (1.16m x 2.54m)

Bedroom Two

12' 2" x 8' 7" (3.70m x 2.61m)

Bedroom Three

10' 5" x 8' 6" (3.17m x 2.59m)

Bedroom Four

7' 4" x 8' 7" (2.23m x 2.61m)

Family Bathroom

6' 1" x 6' 2" (1.86m x 1.88m)

Garage

17' 3" x 8' 7" (5.26m x 2.61m)





Floor Plan

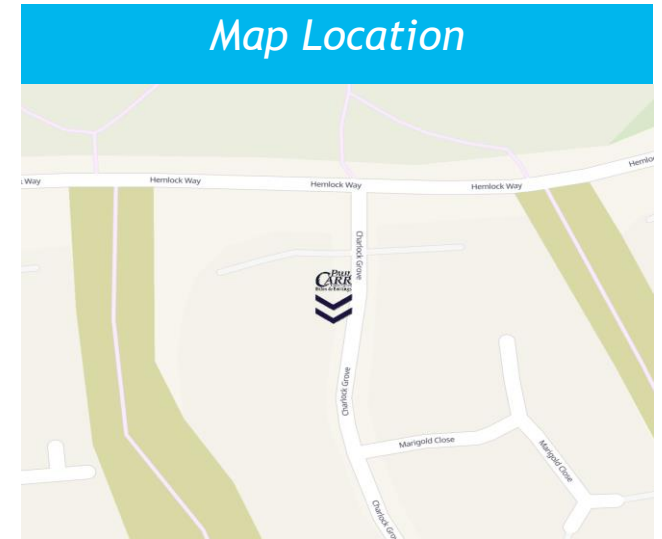
This floor plan is not drawn to scale and is for illustration purposes only

Energy Performance Rating



Total area: approx. 110.9 sq. metres (1194.0 sq. feet)

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.

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