



Sparrowhawk Way, Heath Hayes,  
Cannock, WS11 7JW

£220,000

Paul Carr Estate Agents are delighted to present this well-appointed three-storey terraced townhouse, ideally situated on the sought-after Sparrowhawk Way in Heath Hayes.

The ground floor accommodation briefly comprises an entrance hall, a generous lounge-diner measuring over 14ft with direct access to the rear garden, along with a fitted kitchen and a convenient downstairs cloakroom.

Upstairs the property offers well-proportioned accommodation throughout, including a second floor 13ft+ principal bedroom with fitted wardrobes and built in eaves storage with adjacent en-suite. On the first floor there are two further bedrooms served by a family bathroom, making the home perfectly suited to families or those requiring flexible living space across three levels.

Externally, the property benefits from a private driveway providing off-road parking and leading to a single garage. The recently landscaped rear garden benefits from a lawn and slabbed seating area.

This family home is ideally located for excellent commuting links and falls within popular local school catchment areas, making it a superb choice for a wide range of buyers. Early viewing is highly recommended to fully appreciate the space and versatility this home has to offer.

Tenure: We can confirm the property is Freehold.

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

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)



**Entrance Hall**

**Lounge-Diner**  
14' 7" x 12' 8" (4.45m x 3.85m)

**Kitchen**  
9' 8" x 6' 4" (2.94m x 1.94m)

**First Floor Landing**

**Downstairs Cloakroom**  
5' 0" x 2' 8" (1.52m x 0.82m)

**Bedroom Two**  
8' 2" x 12' 8" (2.50m x 3.85m)

**Bedroom Three**  
9' 3" x 6' 6" (2.81m x 1.98m)

**Family Bathroom**  
6' 6" x 6' 6" (1.98m x 1.98m)

**Second Floor Landing**

**Bedroom One**  
13' 5" x 12' 8" (4.09m x 3.85m)

**Master En-Suite**  
4' 10" x 6' 6" (1.47m x 1.98m)

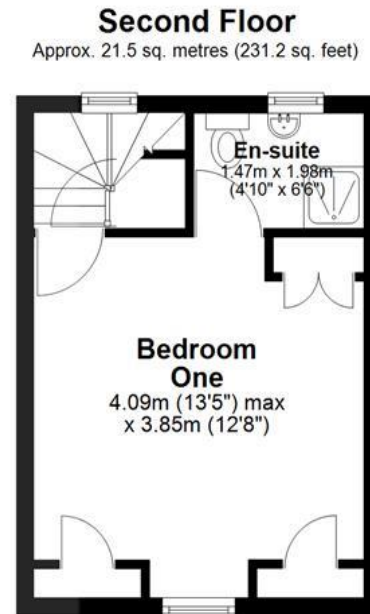
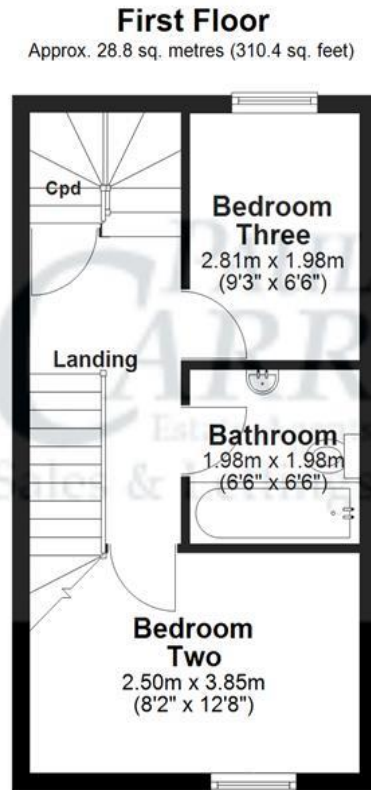
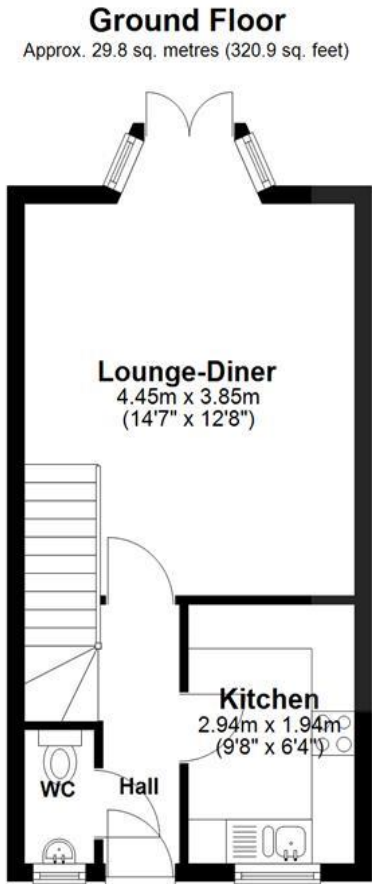
**Garage**





# Floor Plan

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

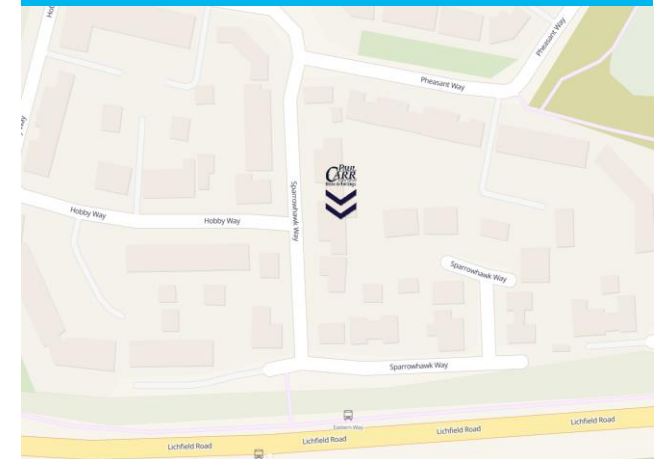


Total area: approx. 80.1 sq. metres (862.5 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 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: 23rd March 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.