



Huntington Terrace Road,  
Cannock, WS11 5HA

Offers in Excess of £180,000

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Paul Carr Estate Agents are delighted to offer for sale this extended and well-presented three bedroom semi-detached home, ideally located for both everyday convenience and leisure.

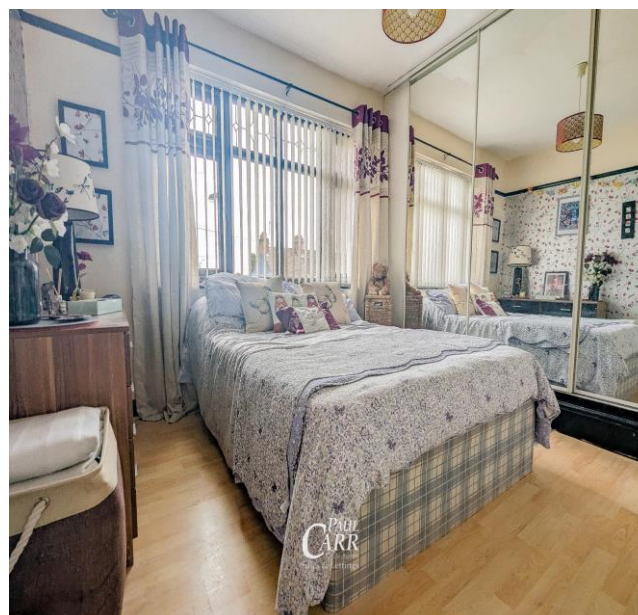
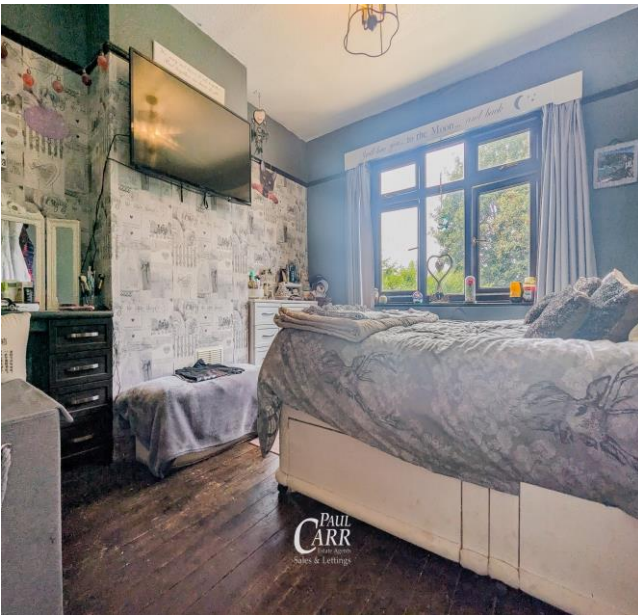
Situated close to a wide range of local amenities - including Cannock Chase Hospital, the McArthurGlen Designer Outlet, and the stunning Cannock Chase Area of Outstanding Natural Beauty - this property offers the perfect balance of practicality and outdoor lifestyle.

The ground floor features a welcoming entrance hall, a spacious bay-fronted lounge, a separate dining room, and an extended kitchen, ideal for modern family living.

Upstairs, you'll find three well bedrooms, including two generous doubles, along with a family bathroom on the rear of the property.

Outside, the property boasts a substantial rear garden with a large lawn, a paved seating area, a pond, two pergola-covered seating spaces, and a handy storage shed.





## Property Specification

Extended Traditional Family Home  
 Three Bedrooms - One With Fitted Wardrobes  
 Two Spacious Reception Rooms  
 Extended Kitchen  
 Generous Rear Garden  
 Private Driveway

### Entrance Hall

#### Lounge

12' 7" x 11' 4" (3.83m x 3.46m)

#### Dining Room

10' 10" x 11' 4" (3.30m x 3.46m)

#### Kitchen

12' 4" x 11' 11" (3.77m x 3.64m)

### First Floor Landing

#### Bedroom One

10' 8" x 11' 4" (3.24m x 3.46m)

#### Bedroom Two

10' 2" x 11' 4" (3.10m x 3.46m)

#### Bedroom Three

6' 8" x 5' 11" (2.03m x 1.81m)

#### Family Bathroom

5' 7" x 5' 9" (1.70m x 1.76m)

### 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: 13th August 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: B  
 Tenure: Freehold

# Floor Plan

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

## Energy Efficiency Rating

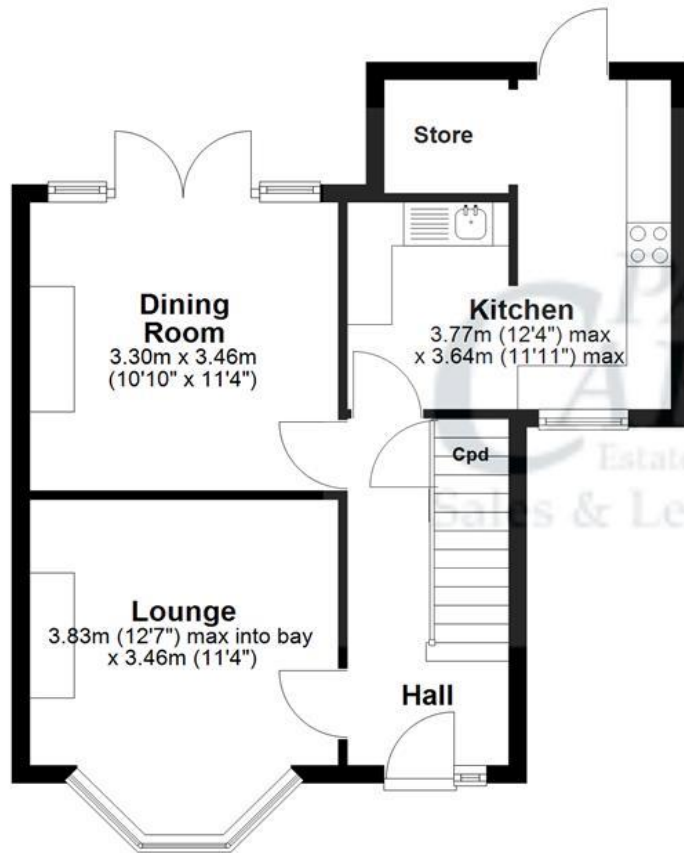
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location



### Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



### First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)

