



St. Matthew Close, Rawsley,
Cannock, WS12 0FL

£425,000

Paul Carr Estate Agents are delighted to present this beautifully appointed four-bedroom detached family home, ideally positioned on the highly desirable cul-de-sac of St Matthew Close in Rawsley, Cannock.

The ground floor accommodation briefly comprises a spacious entrance hallway with front porch, a generous 13ft+ lounge, and an impressive open-plan kitchen-diner fitted with shaker-style cabinetry and a five-burner Rangemaster stove. A bright conservatory to the rear offers additional living space with views over the garden, while an adjacent utility room and convenient downstairs cloakroom complete the ground floor.

The first floor boasts four very well-proportioned bedrooms, including a principal bedroom benefitting from a well-appointed en-suite. A further modern family bathroom serves the remaining bedrooms.

Externally, the property boasts a generous block-paved driveway providing ample off-road parking for multiple vehicles. To the rear, the manicured garden features a well-maintained lawn, block-paved seating area, and decorative planted borders.

This superb home is perfectly situated within close proximity to Cannock Chase, an Area of Outstanding Natural Beauty, offering an abundance of scenic walks and outdoor activities. Combining spacious living with a sought-after location, early viewing is highly recommended to fully appreciate all that 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



Entrance Porch

Entrance Hallway

Lounge

13' 11" x 13' 5" (4.24m x 4.08m)

Kitchen-Diner

10' 10" x 19' 8" (3.29m x 6.00m)

Utility

5' 7" x 7' 10" (1.70m x 2.40m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

9' 2" x 13' 4" (2.80m x 4.07m)

Master En-Suite

6' 3" x 7' 7" (1.90m x 2.30m)

Bedroom Two

14' 5" x 7' 10" (4.39m x 2.40m)

Bedroom Three

8' 10" x 12' 10" (2.70m x 3.90m)

Bedroom Four

8' 10" x 6' 7" (2.70m x 2.00m)

Family Bathroom

7' 3" x 9' 6" (2.20m x 2.90m)

Garage

12' 6" x 7' 10" (3.80m x 2.40m)

Store

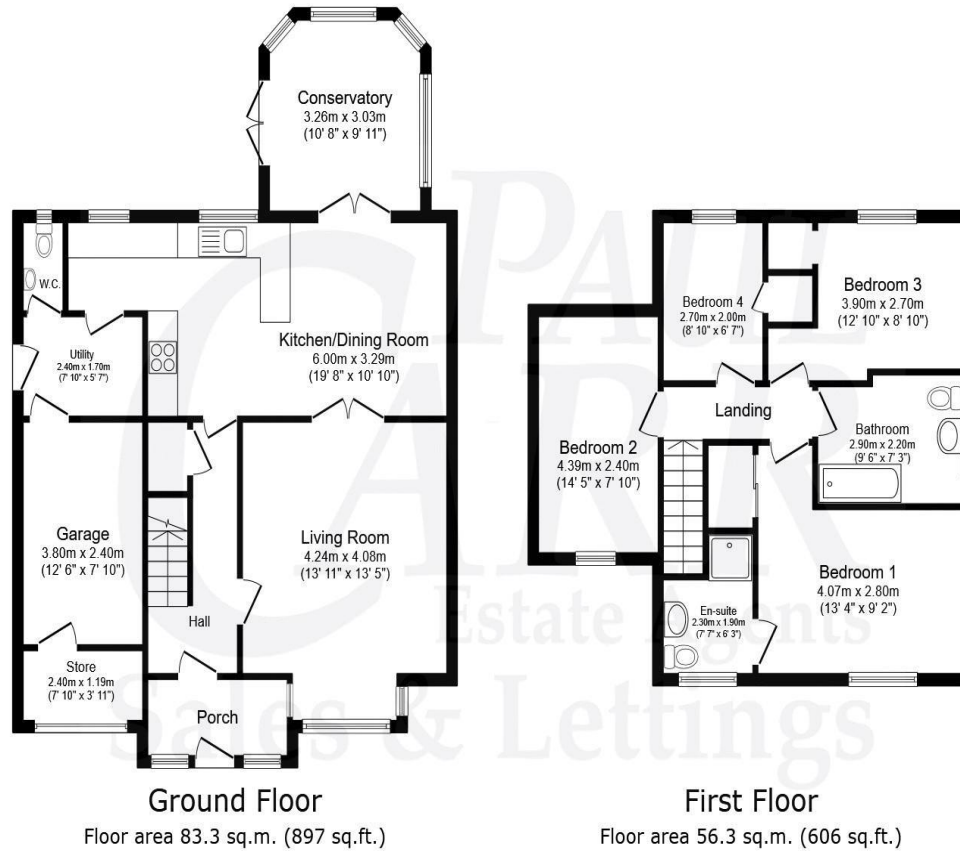
3' 11" x 7' 10" (1.19m x 2.40m)





Floor Plan

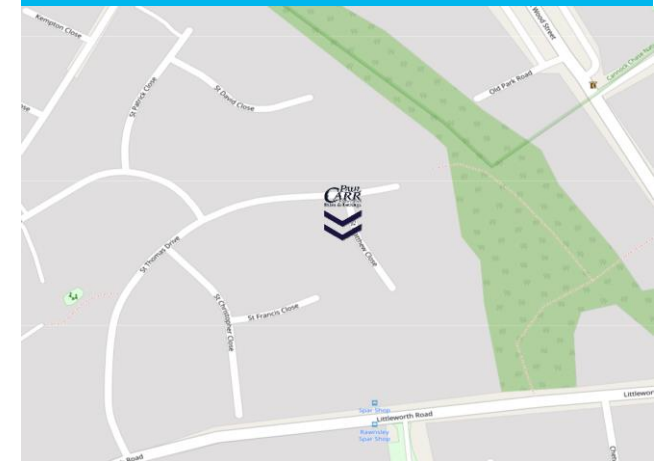
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

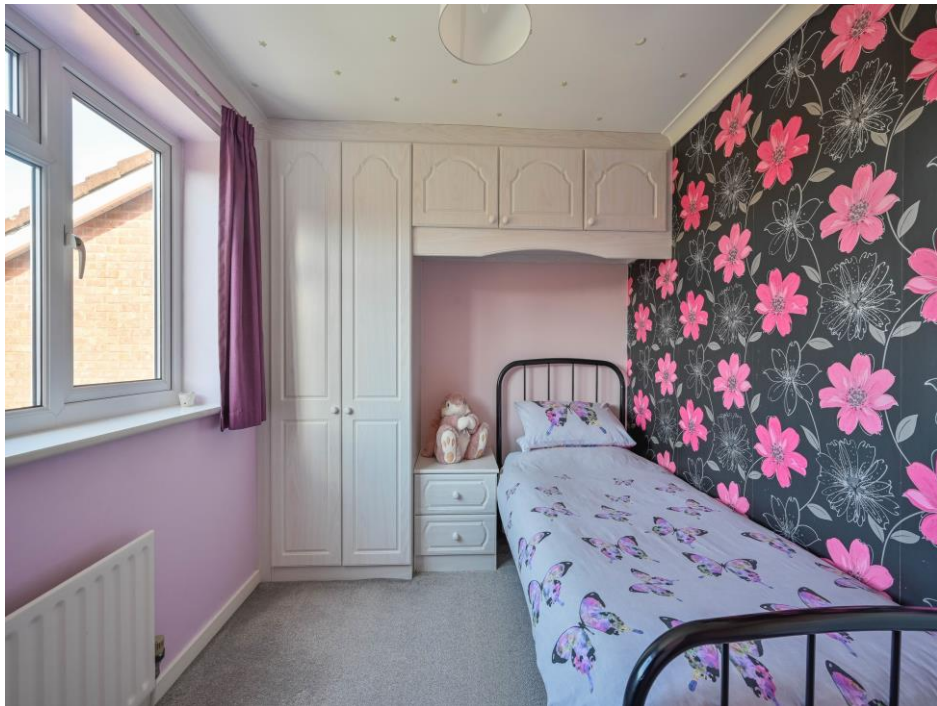
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location



Total floor area: 139.6 sq.m. (1,502 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).





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: 2nd April 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.

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