



Longford Road,
Cannock, WS11 1NE

£280,000

Paul Carr Estate Agents are delighted to present this exceptionally refurbished traditional property, superbly positioned on the ever-desirable Longford Road and offered to the market with no upward chain. The home provides a seamless blend of character charm and contemporary finishes, making it an ideal choice for buyers seeking a move-in-ready residence.

Upon entering, you are welcomed by a bright hallway laid with stunning solid wood parquet flooring, which continues through to the showpiece kitchen-diner. This beautifully designed space features modern two-tone shaker-style cabinetry, quality fittings, and ample room for family dining - creating a warm and sociable heart of the home.

To the front, a spacious 13ft+ bay-fronted lounge provides an elegant and versatile living area, filled with natural light. The first floor offers three well-proportioned bedrooms. The standout is a superb 13ft+ principal bedroom with a walk-in bay. The accommodation is complemented by a contemporary family bathroom complete with a luxurious freestanding bath and a separate walk-in shower, all finished to a modern standard.

Externally, the property boasts a private driveway accommodating multiple vehicles, along with a generous rear garden, ideal for outdoor dining, family time, and relaxation.

Set within a sought-after location offering excellent commuting links, convenient amenities, and popular schools, this beautifully presented home - available with no upward chain - is ready to move straight into.

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

13' 8" x 10' 10" (4.17m x 3.31m)

Kitchen-Diner

10' 9" x 16' 7" (3.28m x 5.06m)

First Floor Landing

Bedroom One

14' 4" x 10' 9" (4.36m x 3.28m)

Bedroom Two

10' 11" x 10' 3" (3.33m x 3.12m)

Bedroom Three

7' 5" x 5' 6" (2.27m x 1.68m)

Bathroom

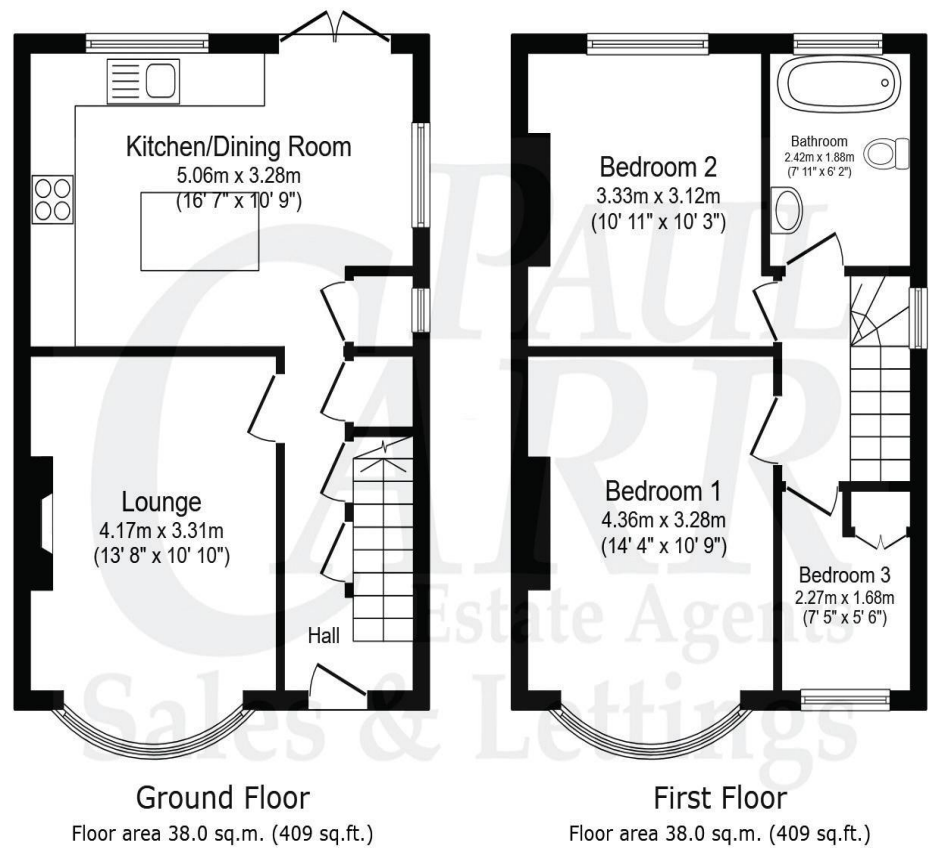
7' 11" x 6' 2" (2.42m x 1.88m)





Floor Plan

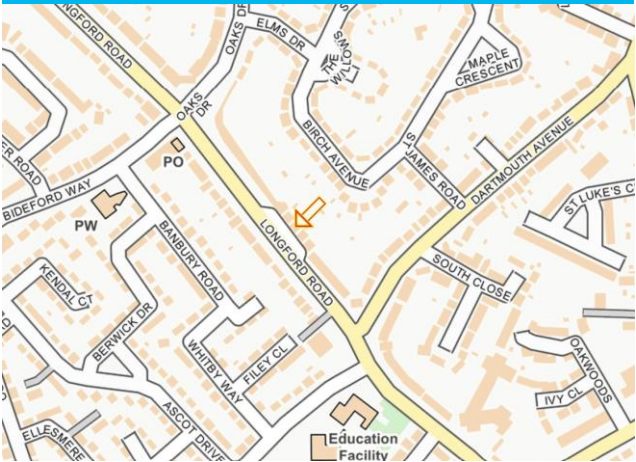
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location



Total floor area: 75.9 sq.m. (818 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: 7th November 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.