PAUL CARR Estate Agents
Sales & Lettings

Cannock 01543 398968 Cannock@paulcarrestateagents.co.uk



Foxes Rake,
Cannock, WS11 5UD

£260,000

Paul Carr Estate Agents are delighted to present this modern three-bedroom semi-detached family home, occupying a generous corner plot in a popular and convenient location on Foxes Rake in the heart of Cannock.

The accommodation briefly comprises a welcoming entrance hallway with access to a convenient downstairs cloakroom, a spacious lounge exceeding 14ft, and an impressive open-plan kitchen-diner featuring contemporary fittings, a breakfast bar, and direct access onto the rear garden.

The property further benefits from a conservatory/lean-to, providing additional storage space, together with three well-proportioned bedrooms and a recently refurbished family bathroom, complete with stylish high-gloss fixtures and fittings.

Externally, the property boasts excellent kerb appeal, with a generous block-paved driveway providing ample off-road parking for multiple vehicles. Occupying a desirable corner plot, the rear garden has been thoughtfully landscaped to incorporate a sizeable lawn, a porcelain-tiled seating area ideal for outdoor dining and entertaining, and an impressive 15ft+ bar/summerhouse, creating an excellent additional space for entertaining, relaxing, or working from home.

Situated in the heart of Cannock, this superb family home enjoys excellent commuting links together with convenient access to a wide range of local amenities, schools, and transport connections.

Offering well-presented and versatile accommodation, attractive gardens, generous off-road parking, and an enviable corner-plot position, this property represents an excellent opportunity for families and early viewing is highly recommended to fully appreciate everything this impressive home has to offer.


TOYS
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Entrance Hall

Lounge 14' 9" x 12' 6" (4.49m x 3.80m)

Kitchen-Diner 10' 6" x 16' 4" (3.20m x 4.99m)

Conservatory 9' 5" x 8' 2" (2.88m x 2.50m)

Downstairs Cloakroom

First Floor Landing

Bedroom One 13' 4" x 9' 7" (4.07m x 2.92m)

Bedroom Two 12' 0" x 8' 0" (3.65m x 2.45m)

Bedroom Three 8' 10" x 7' 5" (2.69m x 2.25m)

Family Bathroom 6' 6" x 6' 4" (1.99m x 1.94m)

Bar / Games Room 15' 9" x 13' 1" (4.79m x 4.00m)

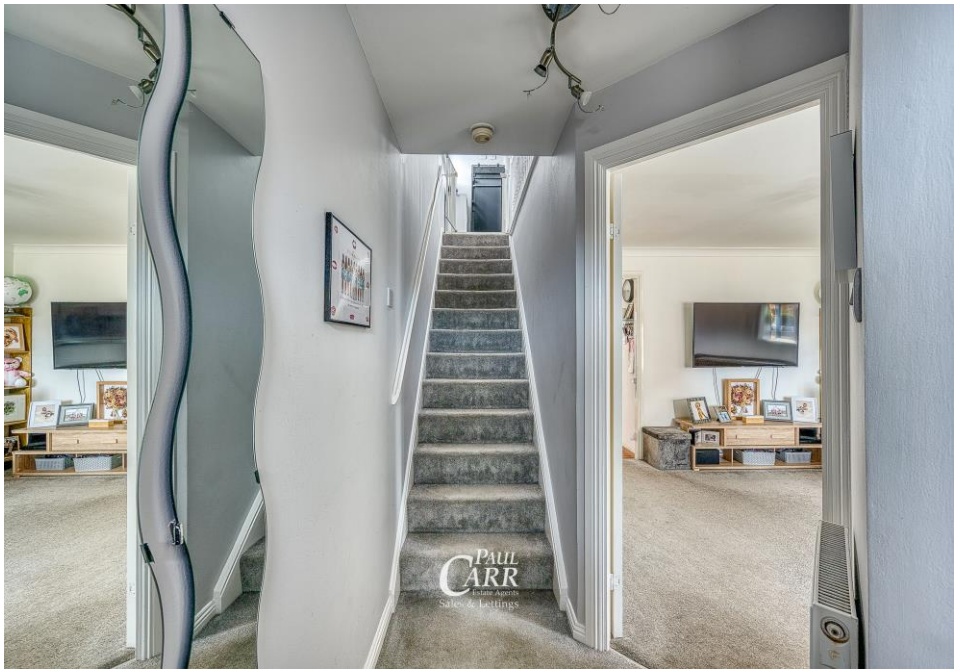





Love

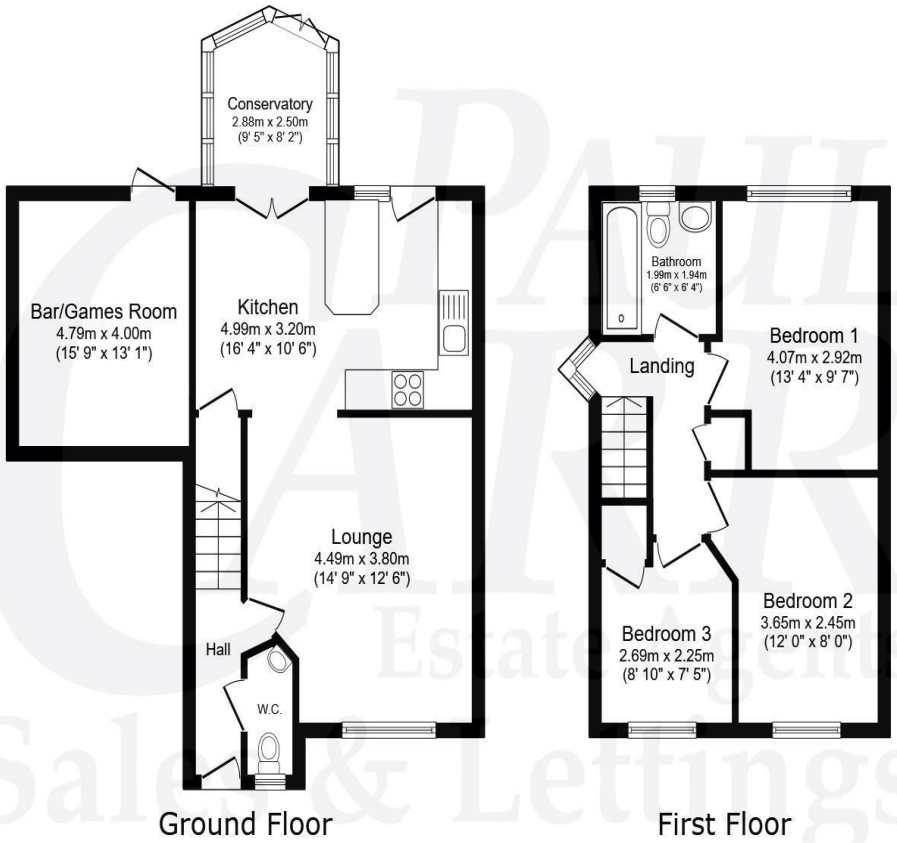






Floor Plan

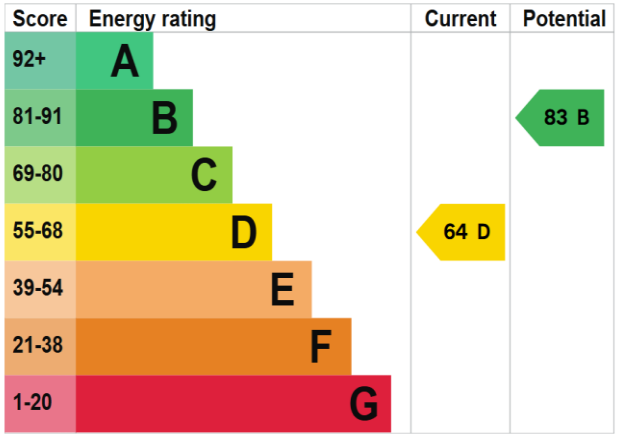
This floor plan is not drawn to scale and is for illustration purposes only



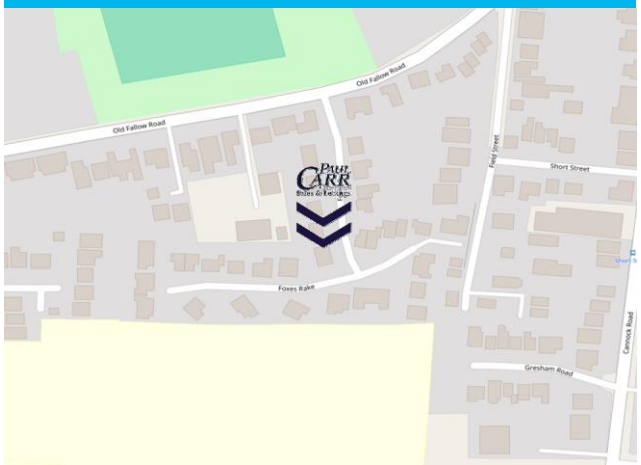
Total floor area: 92.3 sq.m. (994 sq.ft.)

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).

Energy Performance Rating



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: 12th August 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 £47.50 + VAT (£57 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.