



Chatsworth Drive,  
Cannock, WS11 6EW

**Offers Over £220,000**

Paul Carr Estate Agents are pleased to present this well-maintained and deceptively spacious three-bedroom semi-detached family home, ideally located in the heart of Cannock and offered for sale chain free.

The property is approached via a welcoming entrance hallway, which leads to a generously proportioned 18ft+ lounge, a convenient downstairs cloakroom, and an impressive kitchen-diner. Designed as the true heart of the home, the kitchen-diner features modern shaker-style units, a breakfast bar, and a range of integrated appliances, making it ideal for both everyday living and entertaining. The home further benefits from ten solar panels, enhancing energy efficiency and reducing running costs.

To the first floor are three well-sized bedrooms, with the standout being the spacious 12ft+ principal bedroom, which benefits from an airing cupboard housing the combination boiler and a separate shower cubicle. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property is set back from the road behind a decorative gravelled frontage and offers side-gated access to the rear garden. The rear garden is mainly laid to lawn with attractive planted borders and also provides access to a useful utility/boot room, as well as gated access to the rear driveway and pedestrian access to the garage. This attractive home is available with no onward chain, making it an ideal opportunity for buyers seeking a smooth and straightforward purchase.

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](mailto:Cannock@paulcarrestateagents.co.uk)



**PAUL  
CARR**  
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**Entrance Hall**

**Lounge**

**12' 3" x 18' 1" (3.73m x 5.50m)**

**Kitchen-Diner**

**11' 10" x 11' 11" (3.61m x 3.63m)**

**Utility**

**7' 4" x 6' 2" (2.24m x 1.87m)**

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

**11' 10" x 12' 4" (3.61m x 3.76m)**

**Bedroom Two**

**12' 3" x 12' 4" (3.73m x 3.76m)**

**Bedroom Three**

**9' 5" x 7' 11" (2.87m x 2.41m)**

**Family Bathroom**

**9' 5" x 7' 11" (2.87m x 2.41m)**

**Garage**

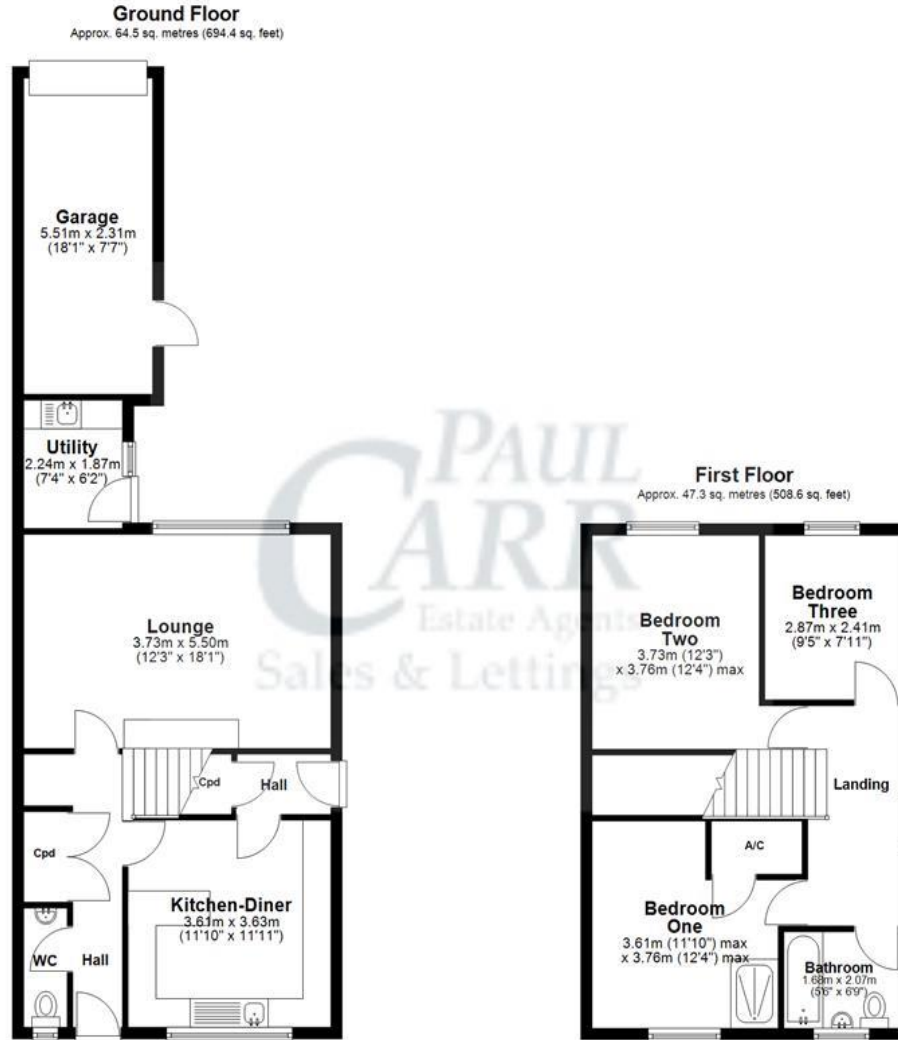
**18' 1" x 7' 7" (5.51m x 2.31m)**





# Floor Plan

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

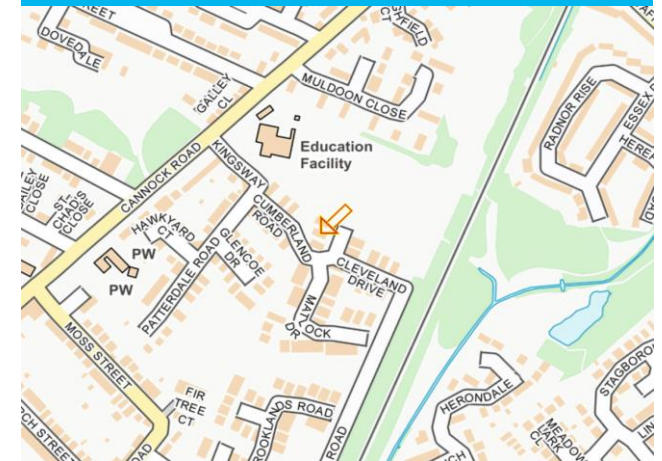


Total area: approx. 111.8 sq. metres (1203.0 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 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: 19th December 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.

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