



Purcell Close, Heath Hayes,
Cannock, WS11 7UB

£440,000

Paul Carr Estate Agents are delighted to offer this beautifully refurbished family home, ideally positioned at the end of a quiet and highly sought-after cul-de-sac in Heath Hayes.

The property is approached via a welcoming central hallway which provides access to a home office/study and a generous 16ft+ lounge. This flows seamlessly into a separate dining room and onward to the impressive kitchen-diner, the true heart of the home, featuring sleek high-gloss cabinetry, granite worktops, a breakfast bar, and a matching utility room. A guest cloakroom completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, with the standout being the spacious 14ft+ principal bedroom, benefiting from fitted wardrobes and a stylish en-suite bathroom. The remaining bedrooms are served by a contemporary family bathroom, fitted with both a bath and a separate shower cubicle, all finished to a high modern standard.

Backing onto a nature reserve, the external space is equally impressive. A side driveway provides off-road parking for multiple vehicles and leads to a garage offering further parking or storage. The private, south-easterly facing rear garden features a neatly maintained lawn with decorative borders, a generous paved seating area with timber sleeper edging, and gated side access to both sides of the property.

Situated in a desirable location with excellent commuter links, local amenities, and popular schools nearby, this superb home is presented to a high standard throughout and is ready for immediate occupation.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

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

Kitchen-Diner

10' 6" x 17' 9" (3.19m x 5.42m)

Lounge

16' 3" x 11' 9" (4.95m x 3.57m)

Dining Room

10' 5" x 9' 4" (3.18m x 2.84m)

Study

11' 2" x 8' 1" (3.41m x 2.47m)

Utility

5' 10" x 8' 6" (1.77m x 2.59m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

14' 10" x 14' 2" (4.53m x 4.32m)

Master En-Suite

8' 5" x 5' 2" (2.57m x 1.58m)

Bedroom Two

14' 2" x 10' 6" (4.33m x 3.19m)

Bedroom Three

13' 7" x 9' 0" (4.15m x 2.74m)

Bedroom Four

10' 7" x 8' 1" (3.22m x 2.46m)

Family Bathroom

6' 4" x 9' 10" (1.93m x 2.99m)

Garage

17' 5" x 8' 2" (5.30m x 2.50m)

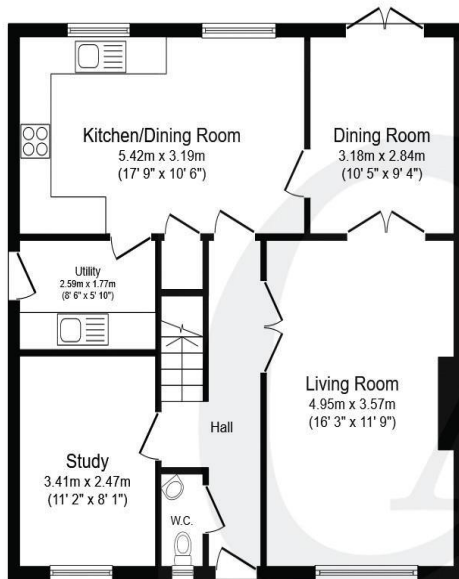




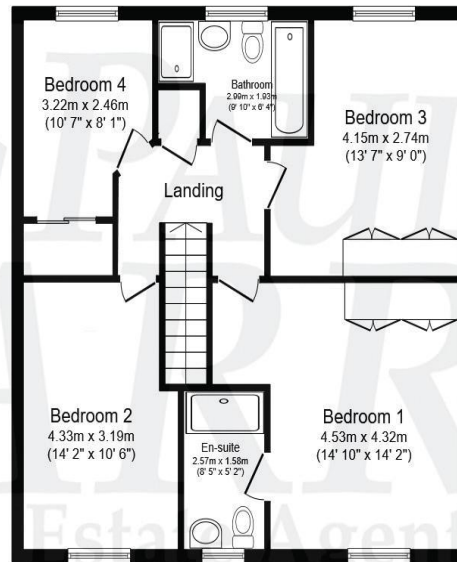
Floor Plan

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

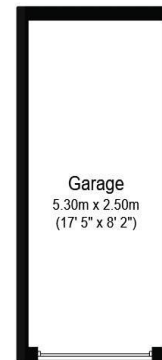
Energy Performance Rating



Ground Floor
Floor area 70.8 sq.m. (762 sq.ft.)



First Floor
Floor area 70.8 sq.m. (762 sq.ft.)

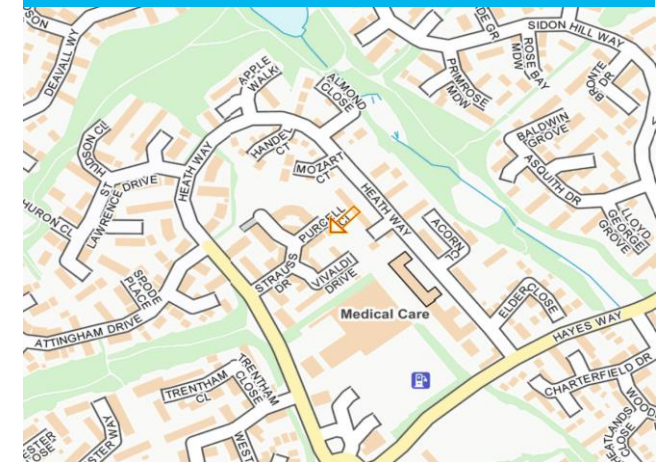


Garage
Floor area 13.7 sq.m. (148 sq.ft.)

Total floor area: 155.3 sq.m. (1,672 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).

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.