



PAUL
CARR

Longford Road,
Cannock, WS11 0LG

£195,000

Paul Carr Estate Agents are delighted to present this traditional two-bedroom semi-detached home, occupying a substantial corner plot on the sought-after Longford Road in the heart of Cannock and offered for sale with no onward chain.

The ground floor accommodation briefly comprises a spacious entrance hall, a well-proportioned kitchen benefitting from a pantry / store cupboard, an 18ft+ lounge/diner with dual-aspect windows, a convenient downstairs cloakroom and a versatile side extension currently utilised as a utility / garden room.

To the first floor are two very well-proportioned double bedrooms, both benefiting from fitted wardrobes, including an impressive principal bedroom measuring in excess of 15ft, both served by the family bathroom.

The property's standout feature is the generous corner plot positioning. Providing exceptional outdoor space, with a sizeable front lawn and an expansive rear garden with slabbed seating area, greenhouse and storage shed.

This chain-free property presents an excellent opportunity for first-time buyers, downsizers, and investors alike to acquire a property in a desirable residential location, conveniently situated for Cannock town centre amenities, transport links, and local schooling. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

Tenure: We can confirm the property is Freehold.

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

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



**PAUL
CARR**
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Sales & Lettings

Entrance Hall

Lounge-Diner
18' 7" x 11' 5" (5.67m x 3.47m)

Kitchen
11' 1" x 8' 4" (3.39m x 2.54m)

Utility / Lean-To
9' 6" x 10' 2" (2.89m x 3.11m)

Downstairs Cloakroom

First Floor Landing

Bedroom One
15' 2" x 8' 4" (4.62m x 2.54m)

Bedroom Two
11' 1" x 10' 2" (3.39m x 3.10m)

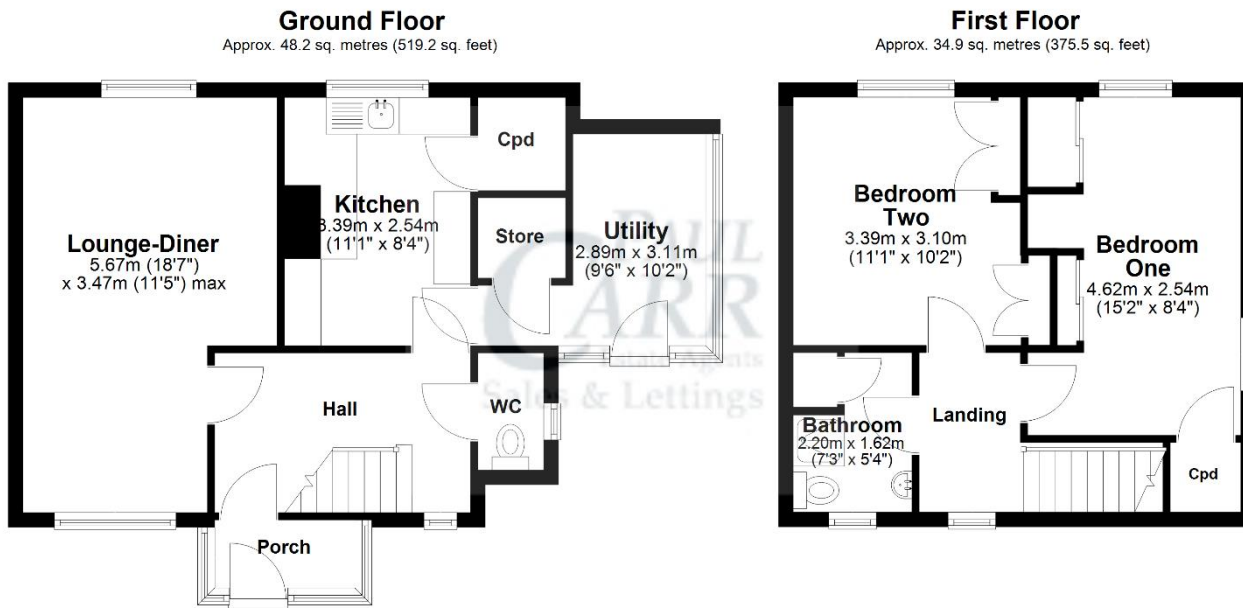
Bathroom
7' 3" x 5' 4" (2.20m x 1.62m)





Floor Plan

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

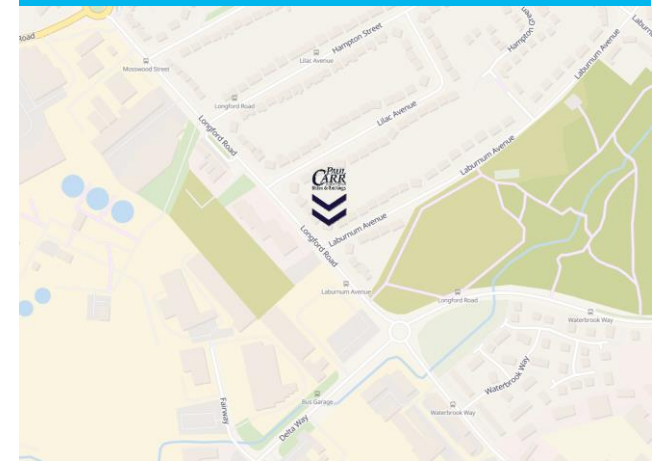


Total area: approx. 83.1 sq. metres (894.7 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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: 20th May 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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