



Warren Close, Rawnsley,
Cannock, WS12 0JY

Guide Price £150,000

Paul Carr Estate Agents are delighted to present this three-bedroom semi-detached family home, ideally situated at the end of a quiet cul-de-sac on Warren Close in Rawsley, Cannock, and offered with the added benefit of no onward chain.

The ground floor accommodation briefly comprises an entrance hall, a generously sized kitchen-diner fitted with granite worktops, a Belfast sink, and Amtico flooring, a spacious 17ft+ lounge with double french doors opening onto the rear garden, and a conservatory. Completing the ground floor is a useful separate Utility-WC.

To the first floor are three well-proportioned bedrooms, along with a wet room with shower, designed for both convenience and accessibility. Externally, the property benefits from a tarmac driveway to the front providing off-road parking for several vehicles. To the rear, the garden has been thoughtfully designed for low maintenance, offering an ideal space for relaxing or entertaining.

This attractive home falls within Council Tax Band A and presents an excellent opportunity for first-time buyers, families, or investors alike. Early viewing is highly recommended to fully appreciate the space, position, and potential this property has to 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
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Sales & Lettings

Entrance Hall

Lounge

17' 7" x 10' 7" (5.37m x 3.22m)

Kitchen-Diner

17' 7" x 9' 9" (5.37m x 2.97m)

Conservatory

9' 6" x 8' 9" (2.90m x 2.66m)

Utility-WC

7' 6" x 7' 6" (2.29m x 2.29m)

First Floor Landing

Bedroom One

9' 8" x 11' 5" (2.94m x 3.47m)

Bedroom Two

9' 8" x 10' 10" (2.94m x 3.31m)

Bedroom Three

7' 3" x 7' 9" (2.20m x 2.35m)

Wet Room

7' 3" x 5' 7" (2.21m x 1.69m)





Floor Plan

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

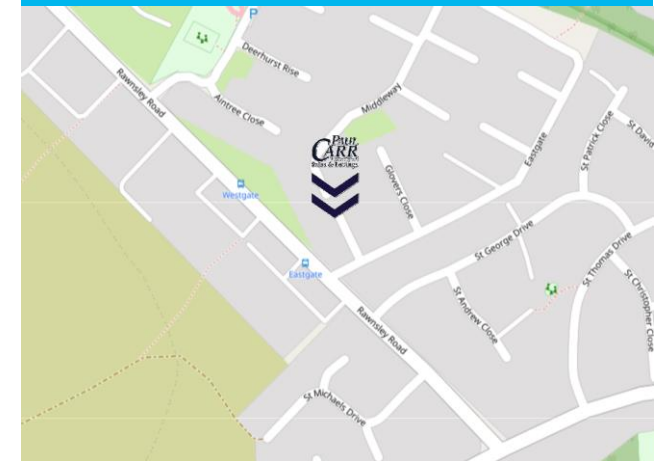


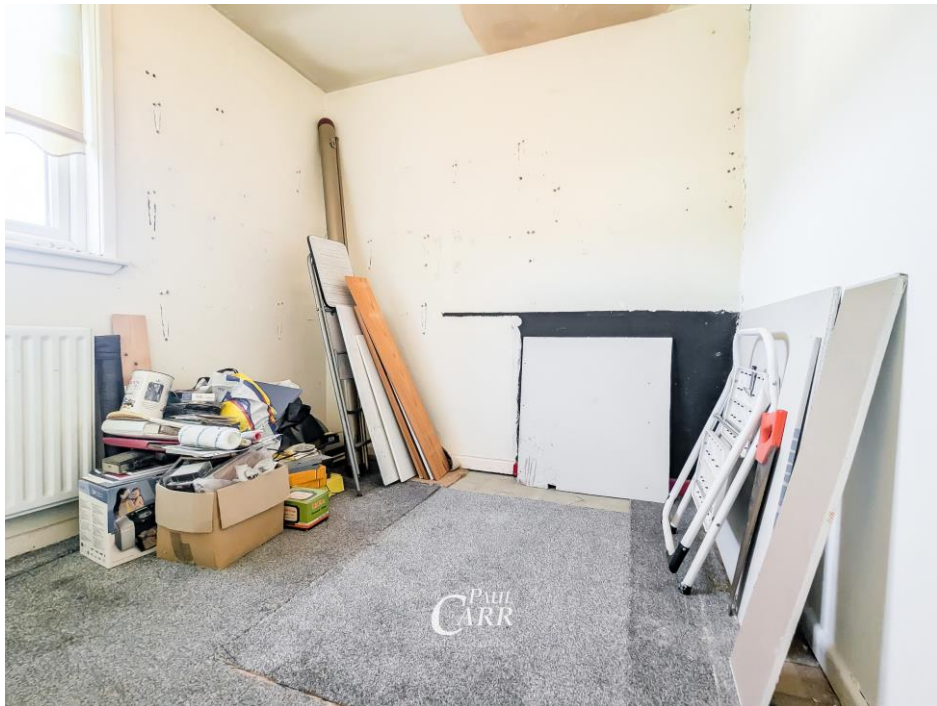
Total area: approx. 95.2 sq. metres (1024.3 sq. feet)

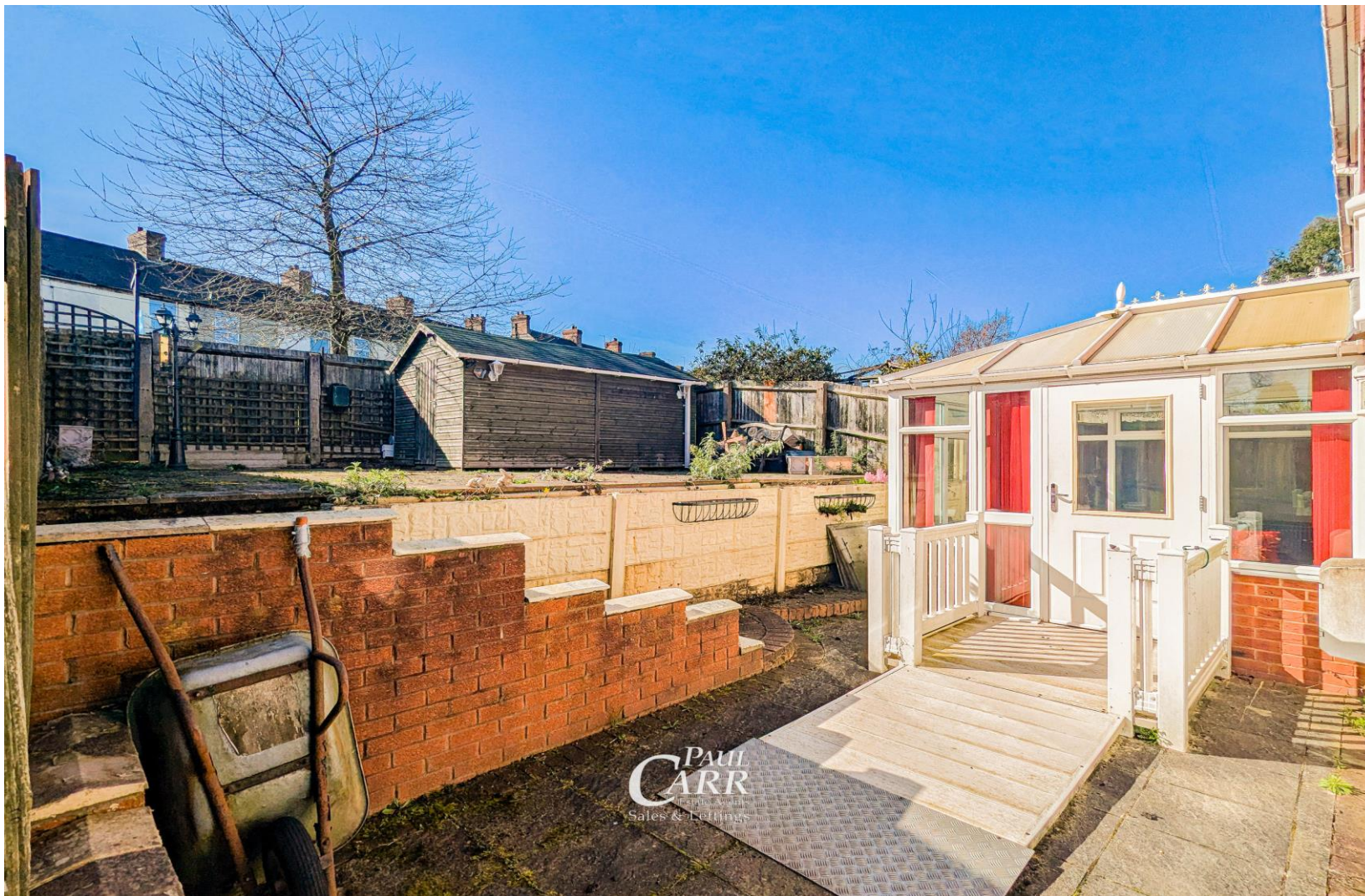
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 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: 12th March 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.