



New Park Close, Heath Hayes
Cannock, WS12 3JA

£260,000

Paul Carr Estate Agents are delighted to present this modern three-bedroom semi-detached family home, situated on a quiet cul-de-sac in the desirable Heath Hayes area of Cannock.

The ground floor accommodation briefly comprises an entrance hall, a spacious lounge with feature media wall, a stunning Howdens kitchen-diner with modern cabinetry and a host of integrated appliances, adjacent utility room with rear garden access and a downstairs cloakroom to complete the ground floor.

To the first floor are three well-proportioned bedrooms, with the principle benefitting from both built in and fitted wardrobes. The first floor is served by a contemporary family bathroom.

Positioned towards the end of a quiet cul-de-sac, the property frontage offers a front lawn area and a side tarmac driveway with parking for two vehicles as well as gated access to the rear garden. The tiered rear garden features two slabbed seating areas, lawn, storage shed and side gated access.

This impressive home offers a rare opportunity to secure a property in a prime residential location, with excellent commuting links and access to highly regarded local schools. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

Tenure: We can confirm the property is Freehold.

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

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
Estate Agents
Sales & Lettings

Entrance Hall

Lounge

13' 7" x 10' 11" (4.15m x 3.33m)

Kitchen-Diner

14' 10" x 9' 0" (4.53m x 2.75m)

Utility

11' 5" x 5' 9" (3.47m x 1.74m)

Downstairs Cloakroom

5' 0" x 3' 10" (1.52m x 1.16m)

First Floor Landing

Bedroom One

9' 5" x 15' 1" (2.86m x 4.59m)

Bedroom Two

13' 1" x 8' 5" (4.00m x 2.56m)

Bedroom Three

9' 9" x 7' 5" (2.98m x 2.25m)

Bathroom

5' 8" x 8' 5" (1.72m x 2.56m)



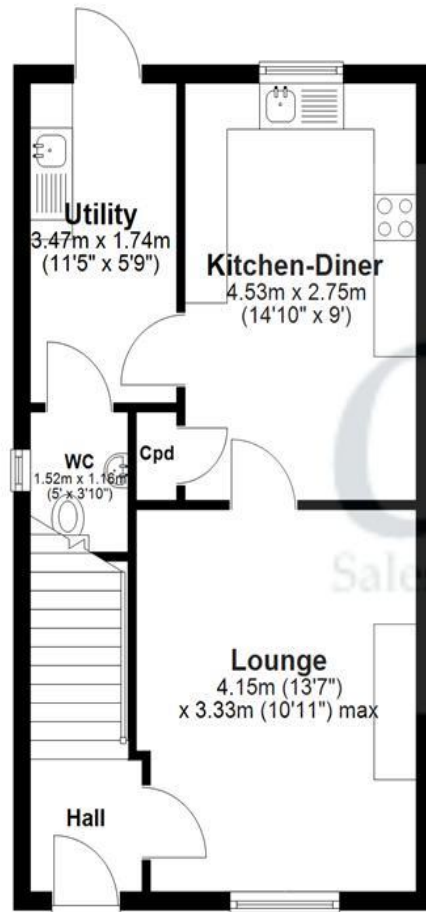


Floor Plan

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

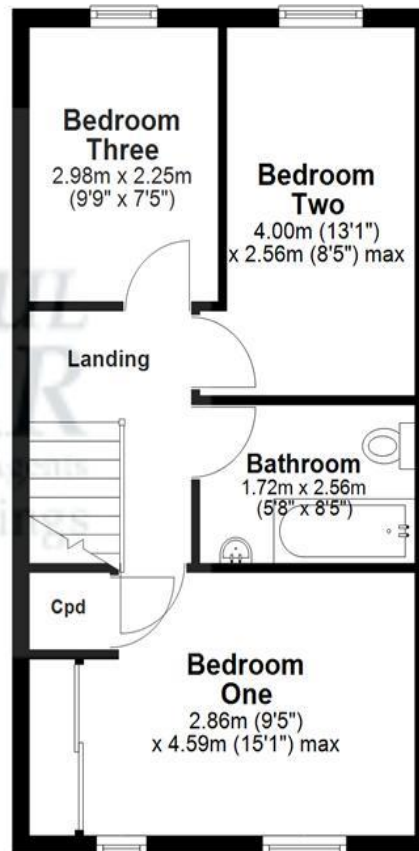
Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)

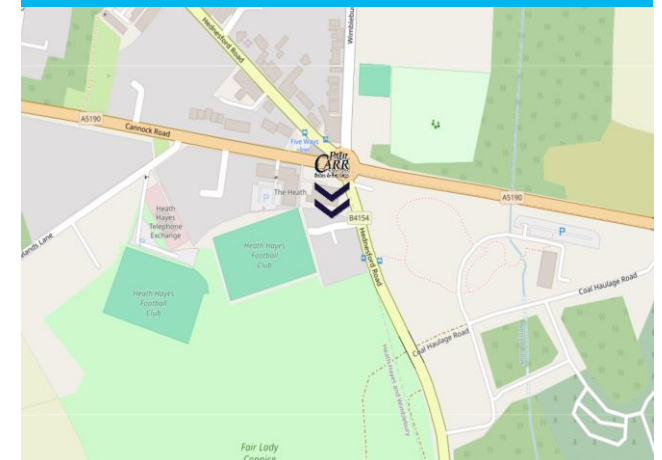


Total area: approx. 80.6 sq. metres (867.6 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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: 27th January 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.

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**

 **naei | propertymark**
PROTECTED