



Langholm Drive, Heath Hayes,
Cannock, WS12 2EZ

Offers in the Region Of £265,000

Paul Carr Estate Agents are delighted to offer this generously extended three bedrooms semi-detached family home situated on the desirable Langholm Drive in Heath Hayes.

Entering via a welcoming hallway, this property briefly comprises a modern kitchen, spacious lounge seamlessly leading into an 18ft+ dining room extension, laundry room, convenient downstairs office and remaining garage store.

To the first floor are three well-proportioned bedrooms, with the standout being the spacious principal bedroom, benefiting from a stylish en-suite bathroom. The remaining bedrooms are served by a contemporary family bathroom.

Externally the property benefits from a spacious tarmac driveway providing off road parking for multiple vehicles. The private rear garden features a neatly maintained lawn with slabbed seating area.

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 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



Hall

Kitchen

7' 10" x 8' 2" (2.40m x 2.48m)

Living Room

12' 2" x 11' 10" (3.72m x 3.60m)

Dining Room

8' 1" x 18' 6" (2.46m x 5.64m)

Laundry Room

5' 9" x 6' 8" (1.76m x 2.03m)

Office

8' 5" x 7' 3" (2.56m x 2.20m)

Store

Porch

Bedroom One

9' 3" x 11' 10" (2.82m x 3.60m)

En-suite

Bedroom Two

14' 5" x 7' 3" (4.39m x 2.22m)

Bedroom Three

8' 8" x 5' 11" (2.64m x 1.80m)

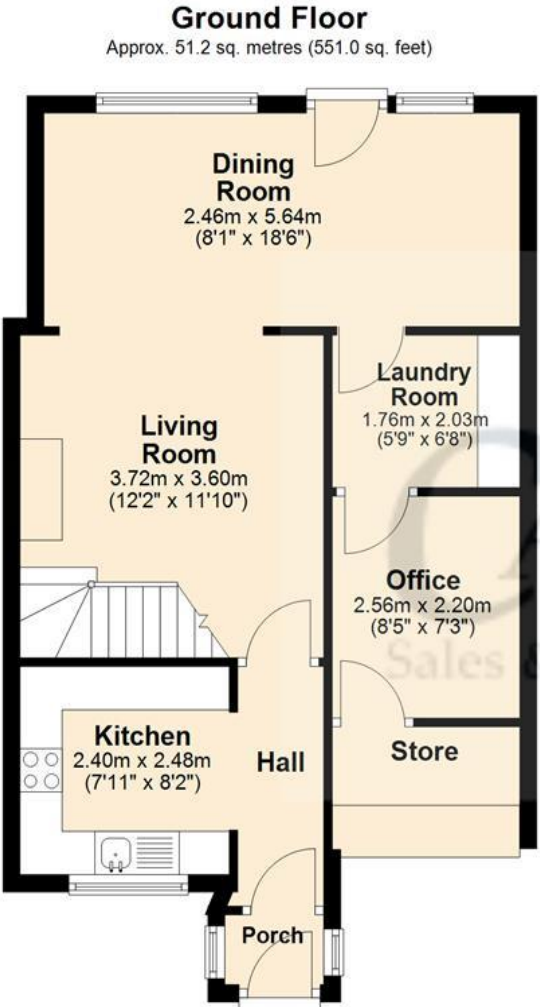
Bathroom





Floor Plan

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



Total area: approx. 88.0 sq. metres (946.8 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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: 20th 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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