



Cannock Road, Heath Hayes  
Cannock, WS12 3HA

£220,000

# Heath Hayes

£220,000



Paul Carr Estate Agents are pleased to present this three-bedroom semi-detached home, offered with no onward chain, situated in the highly sought-after Heath Hayes area. Requiring modernisation throughout, the property presents an excellent opportunity for renovation or investment, allowing purchasers to create a home tailored to their own taste and specification.

The ground floor accommodation briefly comprises an entrance hall, a front-facing lounge, and a rear kitchen-diner offering ample space for family dining and entertaining. A conservatory to the rear provides additional living space and overlooks the garden.

To the first floor are three well-proportioned bedrooms along with a family bathroom.

Externally, the property is accessed via a shared driveway that leads to a private parking area and a detached garage. To the rear, a generous garden provides excellent scope for landscaping or further enhancement, allowing buyers to tailor the outdoor space to their own tastes and needs.

This property represents a fantastic opportunity for buyers seeking a project in a popular and well-established residential location, with convenient access to local amenities, schools, and transport links. Early viewing is highly recommended to fully appreciate the potential on offer.





## Property Specification

Investment Opportunity In Heath Hayes  
Three Bedrooms  
Spacious 14ft+ Lounge  
Conservatory  
Generous Plot  
No Chain

### Entrance Hall

Lounge 13' 6" x 14' 2" (4.12m x 4.33m)

Kitchen-Diner 9' 10" x 14' 2" (3.00m x 4.33m)

Conservatory 7' 7" x 7' 4" (2.30m x 2.23m)

### First Floor Landing

Bedroom One 9' 11" x 14' 2" (3.01m x 4.33m)

Bedroom Two 10' 6" x 8' 4" (3.19m x 2.53m)

Bedroom Three 7' 2" x 6' 4" (2.18m x 1.94m)

Family Bathroom 6' 0" x 5' 6" (1.82m x 1.68m)

### Garage

### 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: 7th November 2025

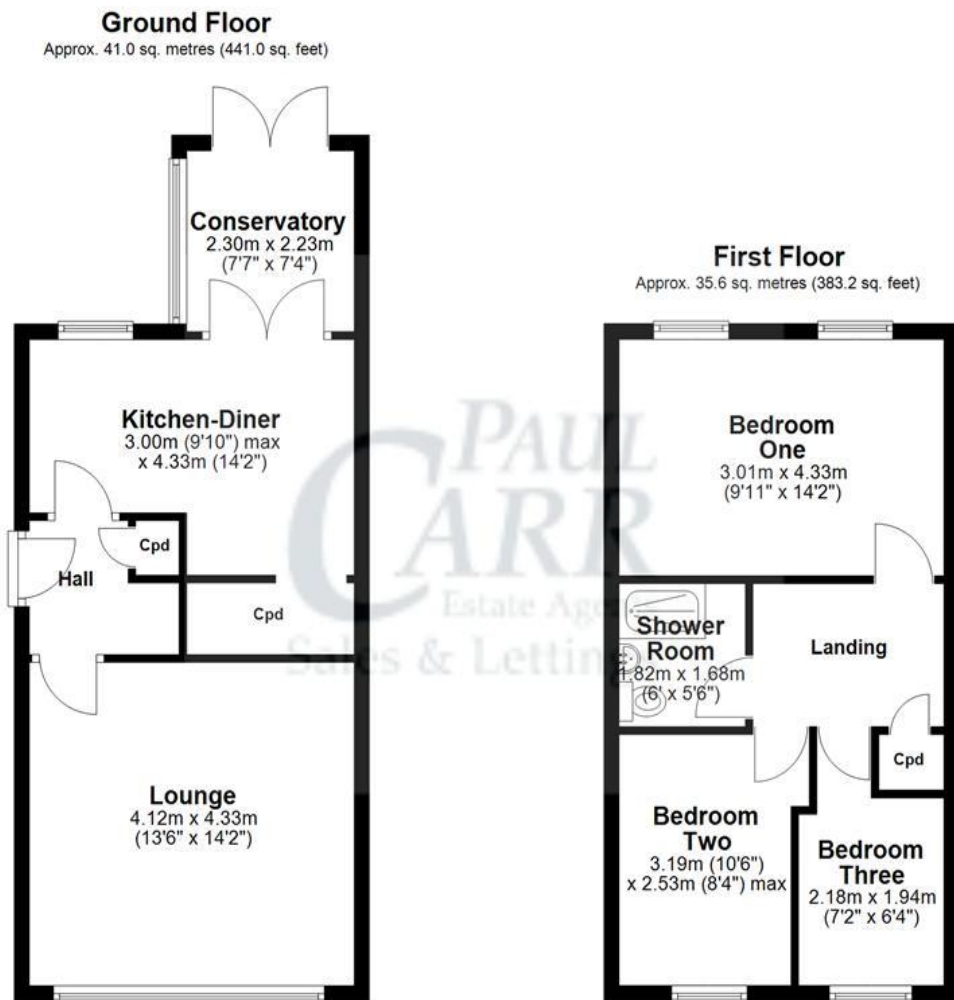
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

### Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

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



Total area: approx. 76.6 sq. metres (824.2 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

