



**Park Road
Cannock, WS11 1JN**

Guide Price £305,000

Gao
GetAnOffer



MAIN FEATURES:

- Versatile Detached House
- In Need of some Modernisation
- Fitted Kitchen/Breakfast Room
- Good Size Lounge & Formal Dining Room
- Further Snug Leading to Ground Floor Shower Room
- Three Bedrooms & Family Bathroom/WC
- Attractive Rear Garden

Offering excellent potential for buyers wishing to create a home to their own specification, this versatile three-bedroom detached house occupies a desirable and convenient position on Park Road. Requiring some modernisation, the property provides generous accommodation with plenty of scope to enhance and personalise. The ground floor features a fitted kitchen/breakfast room, a good-sized lounge and separate formal dining room, providing excellent space for everyday living and entertaining. A further snug adds valuable flexibility and leads through to a useful ground-floor shower room/WC. The property also benefits from a cellar, offering additional storage space. Upstairs are three well-proportioned bedrooms, together with a family bathroom/WC and useful built-in storage. Outside, the property is complemented by an attractive rear garden, while off-road parking and a garage provide further practical advantages.

The location is particularly appealing, with Cannock Park close by, offering green open space, tennis courts, a children's play area and other leisure facilities. Cannock town centre is also within easy reach, while the wider district benefits from excellent road and rail connections, including convenient access to the M6, M6 Toll and A5, making this a well-placed home for commuters. Viewing is highly recommended to appreciate the space and potential on offer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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