



Capercaillie Drive, Heath Hayes,
Cannock, WS11 7LJ

£240,000

Paul Carr Estate Agents are delighted to present this modern and well presented three-bedroom semi-detached family home, situated on the sought-after Capercaillie Drive in Heath Hayes. Offering spacious accommodation throughout, a south-facing rear garden and excellent commuter links, this superb home is ideal for growing families and first-time buyers alike.

The ground floor accommodation briefly comprises a separate entrance hall, a convenient guest cloakroom / WC, a well-presented fitted kitchen, and a spacious 14ft+ lounge-diner featuring stylish herringbone flooring and double french doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms, including an impressive principal suite measuring over 13ft and benefiting from both fitted and built-in wardrobes, together with a well-appointed family bathroom.

Externally, the property features a private side driveway providing off-road parking and leading to an attached garage accessed via a manual up-and-over door. The south-facing rear garden is a particular highlight, featuring a well-maintained lawn, decorative planted borders, a greenhouse and convenient side access into the garage.

Occupying a desirable position within this popular residential development, the property is ideally placed for a range of local amenities, well-regarded schools and excellent commuting links. Early viewing is highly recommended to fully appreciate the space, presentation and lifestyle this fantastic family 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



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Entrance Hall

Lounge-Diner

14' 4" x 13' 6" (4.36m x 4.11m)

Kitchen

10' 5" x 5' 11" (3.17m x 1.80m)

Downstairs Cloakroom

6' 9" x 3' 3" (2.06m x 0.98m)

First Floor Landing

Bedroom One

11' 2" x 13' 6" (3.41m x 4.11m)

Bedroom Two

10' 8" x 6' 8" (3.26m x 2.04m)

Bedroom Three

7' 9" x 6' 6" (2.35m x 1.97m)

Family Bathroom

5' 10" x 6' 8" (1.78m x 2.04m)

Garage

17' 7" x 8' 7" (5.35m x 2.61m)



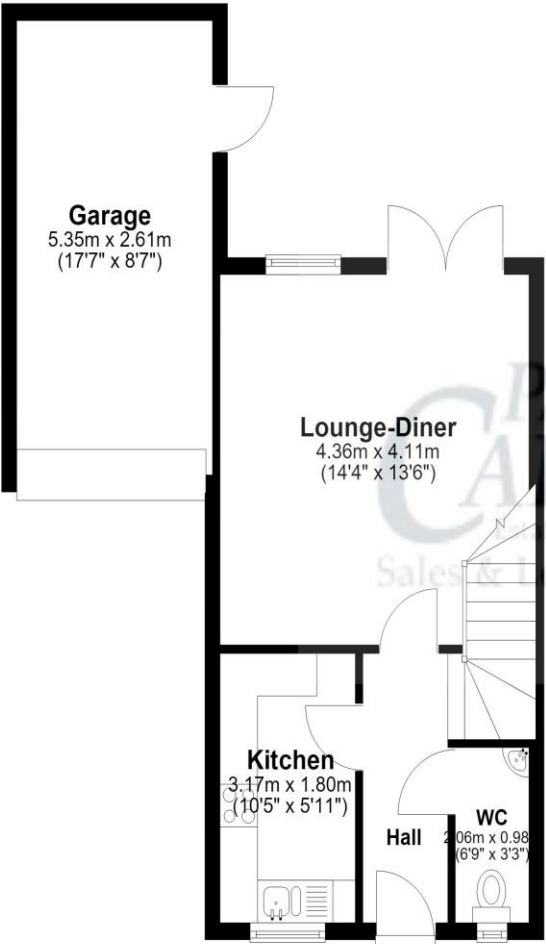


Floor Plan

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

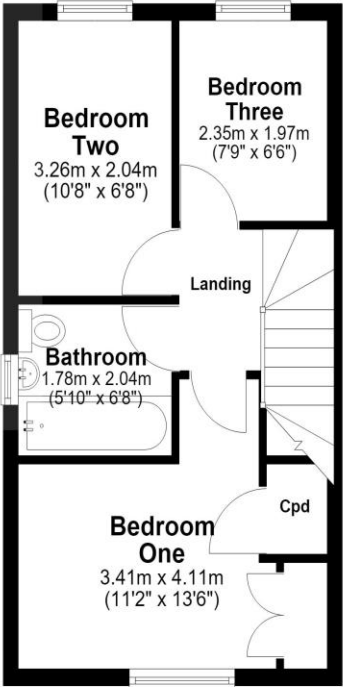
Ground Floor

Approx. 45.5 sq. metres (490.1 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.3 sq. feet)

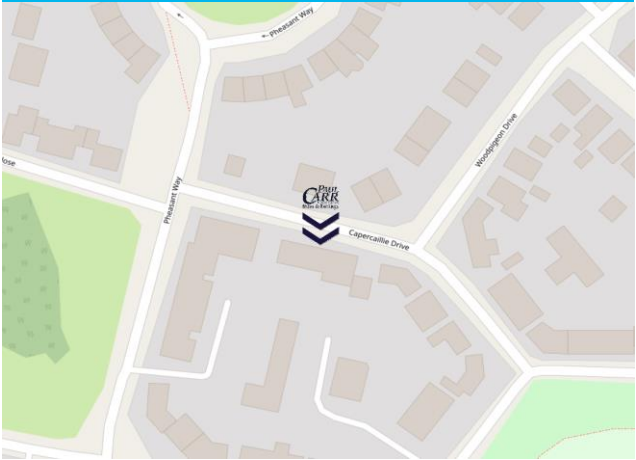


Total area: approx. 76.7 sq. metres (825.4 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 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: 10th July 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.

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