



Longford Road,
Cannock, WS11 1NE

£340,000

Paul Carr Estate Agents are delighted to present this well-presented three-bedroom semi-detached family home, situated on the highly sought-after Longford Road in the heart of Cannock, offering spacious and versatile accommodation ideal for family living.

The ground floor accommodation briefly comprises an entrance porch leading into a welcoming entrance hall, a rear-facing kitchen with a separate utility room and adjacent downstairs cloakroom, a generous lounge leading into a dining area, and a versatile sitting room / family room providing flexible living space to suit a variety of lifestyles.

To the first floor are three well-proportioned bedrooms, all served by a recently refitted contemporary family bathroom featuring a walk-in double shower.

Boasting excellent kerb appeal, the property is set back from the road behind a substantial block-paved driveway with double gated access, providing ample off-road parking for multiple vehicles. The home also benefits from recently replaced double glazed windows throughout, enhancing both its appearance and energy efficiency. The generous rear garden has been thoughtfully landscaped for low maintenance, with raised decorative beds housing a variety of mature shrubs. A particular feature of the property is the impressive brick-built games room / summerhouse, measuring over 18ft and benefiting from plasterboarded walls, inset spotlights, fitted flooring, a log burner, and two adjoining store rooms, creating an exceptional space for entertaining, working from home or hobbies.

Ideally positioned for excellent commuting links, local amenities and well-regarded schools, this fantastic family home offers an outstanding opportunity for buyers seeking generous living space in one of Cannock's most desirable residential locations. 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 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



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Entrance Porch

Entrance Hall

Lounge

11' 1" x 15' 2" (3.39m x 4.63m)

Dining Room

9' 11" x 12' 0" (3.02m x 3.67m)

Kitchen

15' 8" x 11' 2" (4.78m x 3.41m)

Utility

9' 5" x 6' 4" (2.86m x 1.94m)

Downstairs Cloakroom

Office / Family Room

15' 8" x 11' 2" (4.78m x 3.41m)

First Floor Landing

Bedroom One

11' 10" x 11' 6" (3.60m x 3.51m)

Bedroom Two

9' 5" x 11' 7" (2.87m x 3.52m)

Bedroom Three

8' 11" x 8' 9" (2.73m x 2.67m)

Family Bathroom

5' 5" x 7' 4" (1.64m x 2.23m)

Games Room / Summerhouse

14' 1" x 18' 8" (4.28m x 5.69m)

Greenhouse

7' 7" x 6' 1" (2.31m x 1.85m)

Store

6' 9" x 5' 7" (2.07m x 1.70m)









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: 6th 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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