



PAUL  
CARR

St. Aidans Road,  
Cannock, WS11 4PG

£190,000

Paul Carr Estate Agents are delighted to present this semi-detached family home, ideally located in the heart of Cannock and offered with no onward chain.

Approached via a generous driveway, the property boasts a spacious entrance hall that leads through to an impressive 19ft+ lounge-diner, filled with natural light from dual-aspect windows. A well-appointed kitchen sits just off the hallway, while a useful side passage provides both front and rear access and connects to a practical store / utility room - perfect for everyday convenience.

Upstairs, the property offers two generously sized double bedrooms, each featuring fitted wardrobes. The standout is the principal bedroom, measuring over 14ft, complemented by a well-proportioned family bathroom to complete the comfortable first-floor accommodation.

Outside, the home enjoys a substantial block-paved driveway with parking for multiple vehicles. The rear garden is mainly laid to lawn with mature planted borders and a slabbed seating area, creating an ideal space for relaxing or entertaining.

With its central location and scope for personalisation, this chain-free property represents a fantastic opportunity for buyers looking to put their own stamp on a well-situated family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is A.

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](mailto:Cannock@paulcarrestateagents.co.uk)



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### Entrance Hall

#### Lounge

19' 11" x 9' 5" (6.08m x 2.87m)

#### Kitchen

9' 8" x 8' 2" (2.95m x 2.48m)

#### Passage / Utility

19' 0" x 3' 10" (5.78m x 1.17m)

#### Store

9' 8" x 6' 9" (2.94m x 2.07m)

### First Floor Landing

#### Bedroom One

9' 11" x 14' 8" (3.03m x 4.46m)

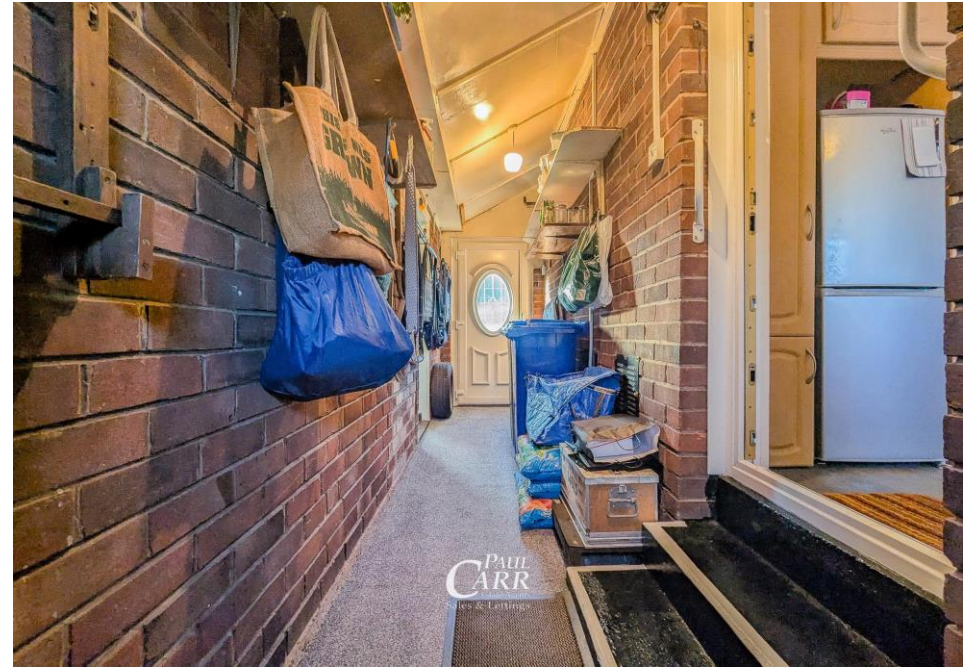
#### Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m)

#### Family Bathroom

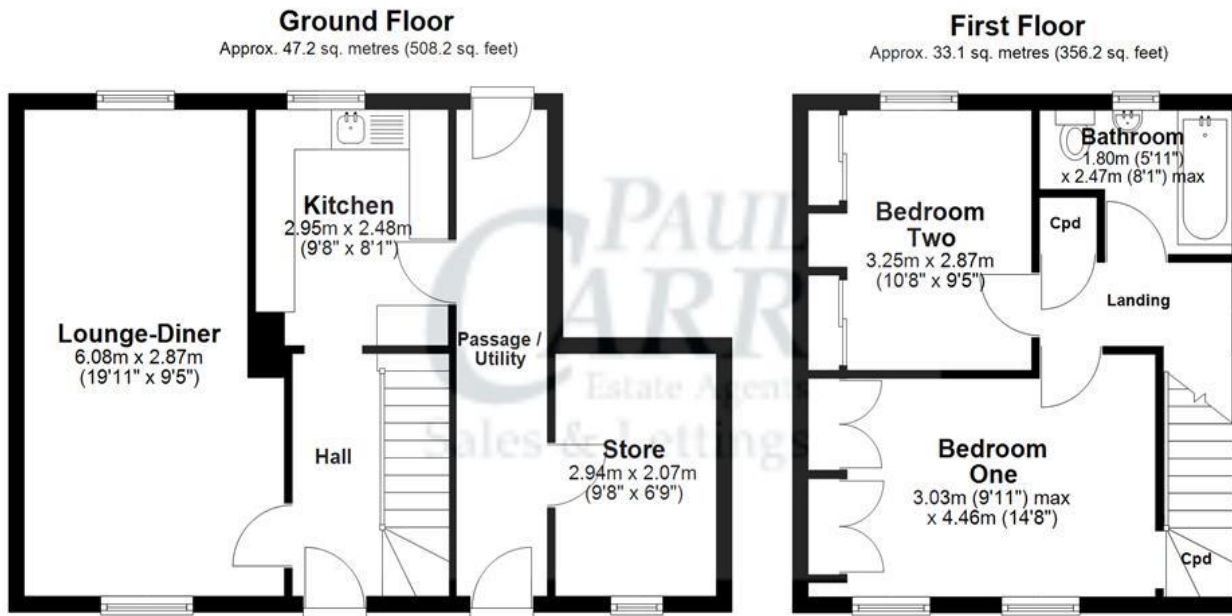
5' 11" x 8' 1" (1.80m x 2.47m)





# Floor Plan

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



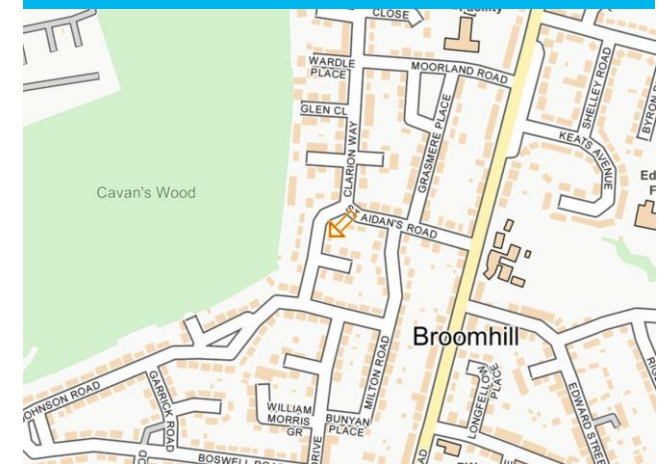
Total area: approx. 80.3 sq. metres (864.5 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating

## 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: 14th 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.