



PAUL  
CARR

Sam Barber Court, Heath Hayes,  
Cannock, WS12 2SE

**Offers Over £130,000**

Paul Carr Estate Agents are delighted to present this well-maintained and spacious two-bedroom first-floor maisonette, situated in the sought-after area of Heath Hayes and benefiting from an extended lease with approximately 991 years remaining and no onward chain.

The accommodation briefly comprises a welcoming entrance, a modern kitchen, a generous 16ft+ lounge with a built-in storage cupboard, two well-proportioned bedrooms, and a well-presented family bathroom with a shower over bath.

Externally, the property benefits from an allocated parking space, numerous visitor parking bays, and access to a well-maintained communal garden.

Ideally positioned for a range of local amenities, excellent transport links, and highly regarded schools, this superb maisonette represents an excellent opportunity for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

Tenure: We can confirm the property is Leasehold.

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

Services Connected: 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)



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

**Entrance Hall**

**Lounge**

**16' 6" x 12' 0" (5.02m x 3.65m)**

**Kitchen**

**9' 5" x 5' 9" (2.86m x 1.75m)**

**Bedroom One**

**9' 6" x 11' 6" (2.89m x 3.51m)**

**Bedroom Two**

**11' 0" x 9' 6" (3.36m x 2.89m)**

**Bathroom**

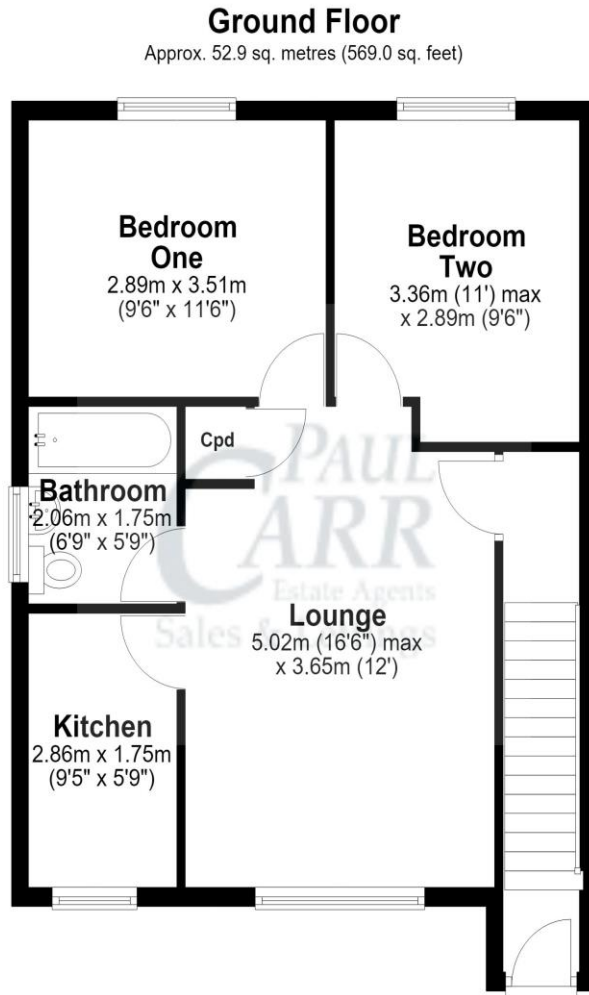
**6' 9" x 5' 9" (2.06m x 1.75m)**





# Floor Plan

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

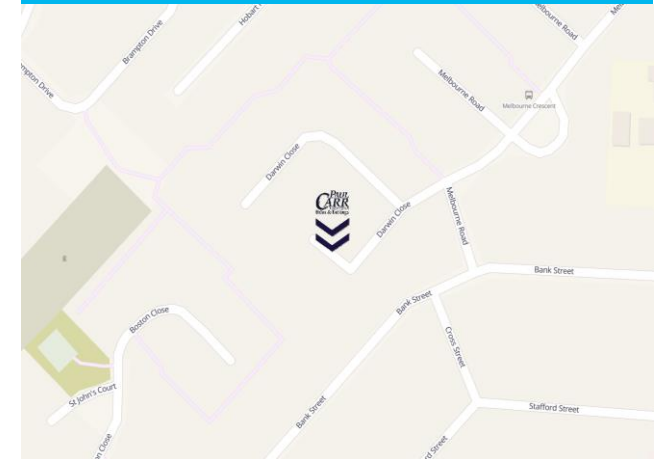


Total area: approx. 52.9 sq. metres (569.0 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 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: 27th May 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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