



Earlswood Way,  
Cannock, WS11 0GN

**£420,000**

Paul Carr Estate Agents are delighted to present this beautifully appointed and extended four-bedroom detached family home, set across three spacious storeys on the sought-after Earlswood Way in the heart of Cannock.

The ground floor accommodation briefly comprises an inviting entrance hall, convenient downstairs cloakroom, spacious 17ft+ dual-aspect lounge and an extended kitchen-diner finished to an exceptional standard - boasting two-tone high gloss cabinetry, quartz worktops, a central breakfast island, integrated appliances and bi-folding doors opening onto the rear garden. An adjacent utility room provides further practicality with plumbing for household appliances.

To the first and second floors are four generous double bedrooms, offering flexible accommodation for growing families. The principal bedroom benefits from a stylish recently refitted en-suite shower room featuring a rainfall shower, whilst the remaining bedrooms are served by a beautifully presented family bathroom, also finished to a high standard.

Externally, the property enjoys a private driveway providing off-road parking for multiple vehicles and leading to a garage. The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, featuring an artificial lawn, composite decked seating area and raised decorative planted borders.

This exceptional family home offers spacious and versatile accommodation throughout, combining high-quality finishes with excellent proportions across all three floors. Conveniently situated close to a range of local amenities, well-regarded schools and excellent commuting links, this is a superb opportunity to acquire a turnkey family home in the heart of Cannock. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

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)



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

**Entrance Hall**

**Lounge**

17' 5" x 9' 2" (5.32m x 2.80m)

**Kitchen-Diner**

17' 5" x 19' 10" (5.30m x 6.05m)

**Utility**

4' 6" x 6' 8" (1.37m x 2.02m)

**Downstairs Cloakroom**

**Bedroom One**

17' 7" x 9' 5" (5.36m x 2.86m)

**Master En-Suite**

4' 5" x 7' 6" (1.35m x 2.29m)

**Bedroom Two**

13' 6" x 10' 2" (4.12m x 3.11m)

**Bedroom Three**

13' 6" x 9' 5" (4.12m x 2.87m)

**Bedroom Four**

10' 1" x 9' 11" (3.07m x 3.02m)

**Family Bathroom**

7' 3" x 9' 4" (2.21m x 2.85m)





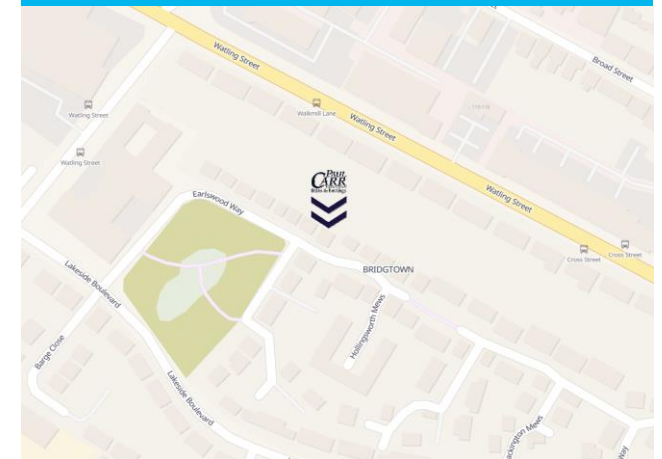
# Floor Plan

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

## Energy Performance Rating



## Map Location



Total floor area: 146.4 sq.m. (1,576 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





**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:

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