



Allport Street,  
Cannock, WS11 1JZ

**£355,000**

Paul Carr Estate Agents are delighted to present this traditional and well-maintained three-bedroom detached family home, ideally situated on the highly sought-after Allport Street in Cannock, offered for sale with no onward chain.

The ground floor accommodation briefly comprises a spacious entrance hallway with a convenient downstairs cloakroom, leading through to a generous 14ft+ bay-fronted lounge. To the rear, there is a modern open-plan kitchen-diner fitted with contemporary cabinetry and breakfast bar.

Upstairs the property benefits from three well-proportioned bedrooms served by a family bathroom.

Externally, the property benefits from a block-paved driveway providing ample off-road parking for multiple vehicles. The generous rear garden features an expansive lawn, decked seating area and a garage complete with an adjacent toilet.

This fantastic property represents an excellent opportunity to acquire a detached home in a popular residential location, with convenient access to local amenities, transport links, and schools. Early viewing is highly recommended to fully appreciate all that this home has to 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)



**Entrance Hall**

**Lounge**

**14' 6" x 11' 1" (4.43m x 3.39m)**

**Kitchen-Diner**

**15' 9" x 17' 5" (4.80m x 5.31m)**

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

**14' 3" x 10' 9" (4.34m x 3.28m)**

**Bedroom Two**

**13' 5" x 10' 9" (4.09m x 3.28m)**

**Bedroom Three**

**10' 0" x 6' 0" (3.05m x 1.82m)**

**Family Bathroom**

**7' 11" x 6' 4" (2.41m x 1.93m)**

**Garage**

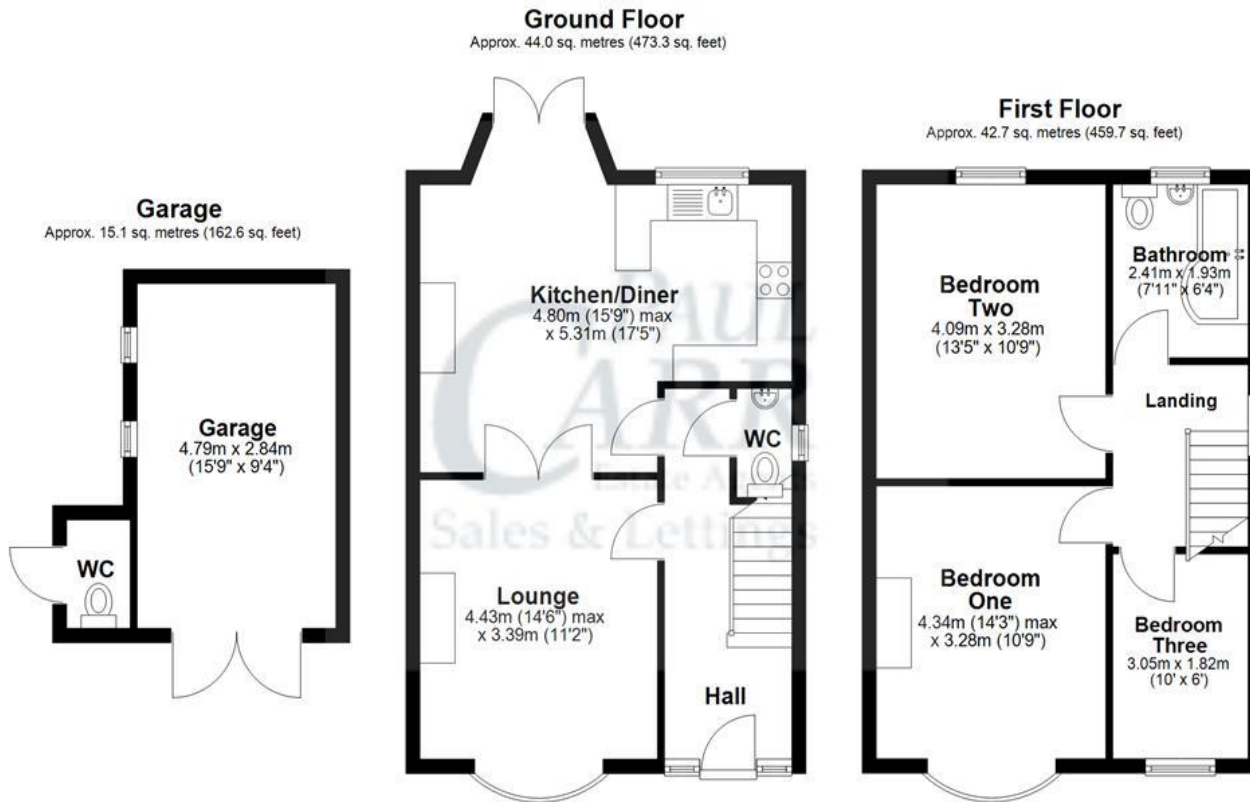
**15' 9" x 9' 4" (4.79m x 2.84m)**





# Floor Plan

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

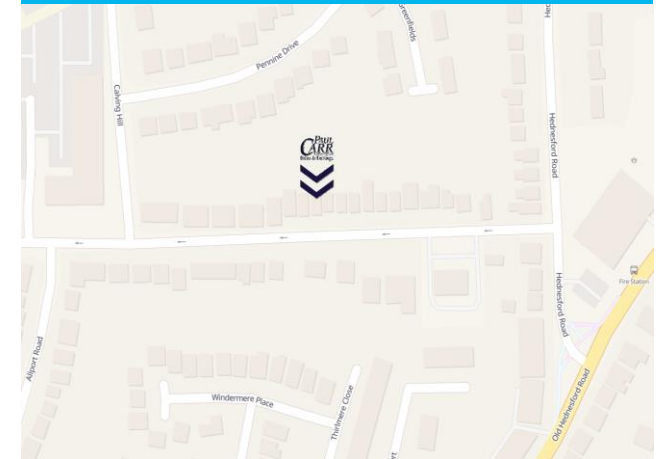


Total area: approx. 101.8 sq. metres (1095.6 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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:

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.