



Foxfields Way, Huntington
Cannock, WS12 4TA

£279,995

Paul Carr Estate Agents are pleased to offer this three-bedroom detached family home, set on a corner plot on Foxfields Way in Huntingdon.

The ground floor accommodation comprises an entrance hall with downstairs cloakroom, a rear-facing kitchen, spacious lounge, separate dining room and a conservatory to the rear overlooking the garden.

To the first floor are three bedrooms, with the master bedroom benefiting from an en-suite, along with a separate bathroom.

The rear garden is primarily laid to lawn with slabbed seating area and planted borders. The driveway and garage provide off-road parking, accessed from the back of the property.

The home is chain free and presents an opportunity for buyers looking for a property in a well-established residential location, convenient for local amenities, schools, and commuting routes. Viewing is recommended to assess the space and potential on offer.

Tenure: We can confirm the property is Freehold.

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

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



PAUL
CARR
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Sales & Lettings

Entrance Hall

Lounge

14' 4" x 12' 4" (4.37m x 3.75m)

Dining Room

9' 8" x 7' 5" (2.94m x 2.26m)

Kitchen

9' 8" x 7' 11" (2.94m x 2.42m)

Conservatory

9' 6" x 10' 1" (2.90m x 3.07m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

9' 10" x 9' 3" (3.00m x 2.81m)

Master En-Suite

4' 8" x 6' 4" (1.42m x 1.93m)

Bedroom Two

9' 4" x 9' 3" (2.85m x 2.81m)

Bedroom Three

6' 11" x 6' 10" (2.11m x 2.08m)

Family Bathroom

6' 3" x 6' 2" (1.90m x 1.87m)

Garage

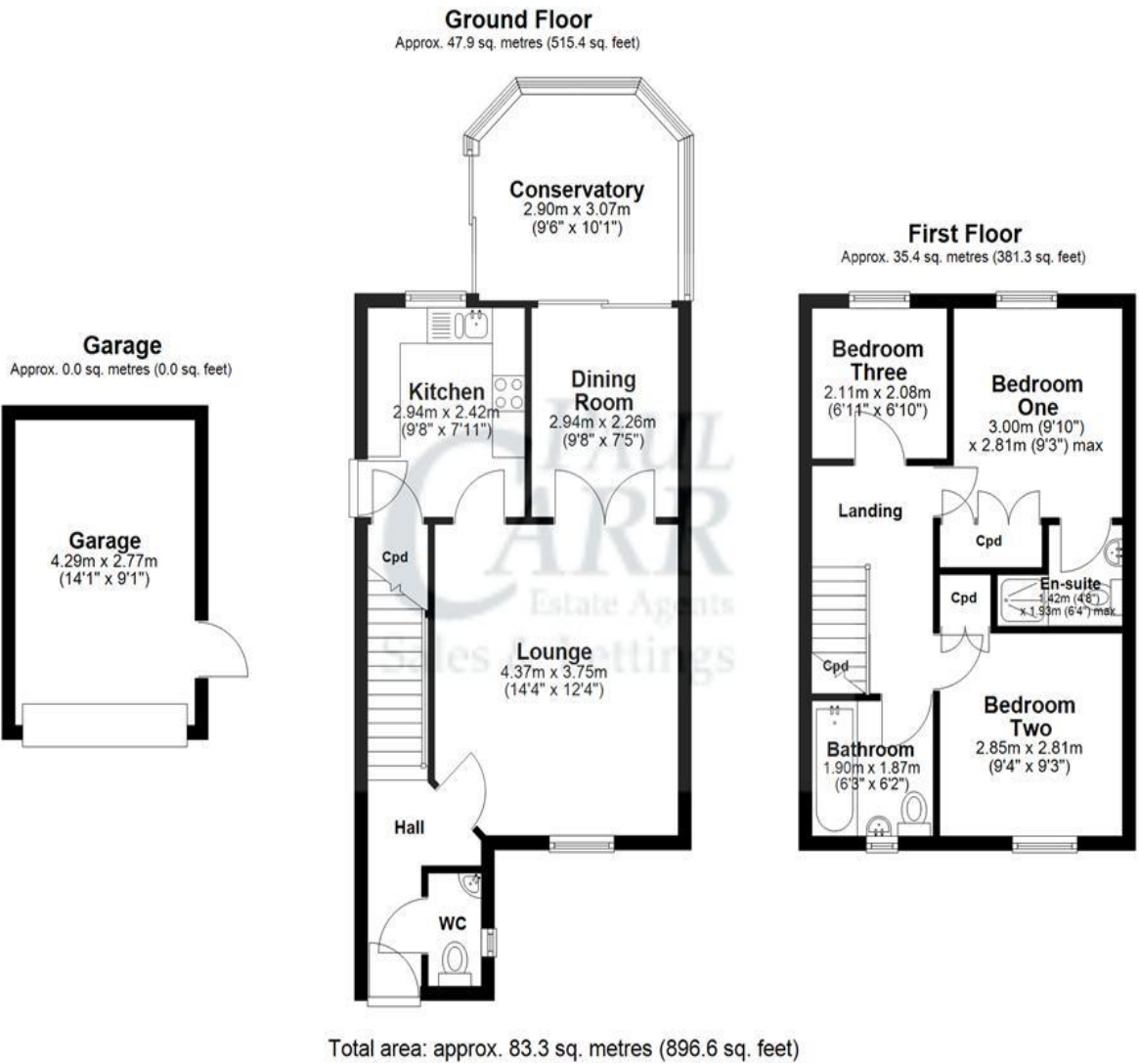
14' 1" x 9' 1" (4.29m x 2.77m)





Floor Plan

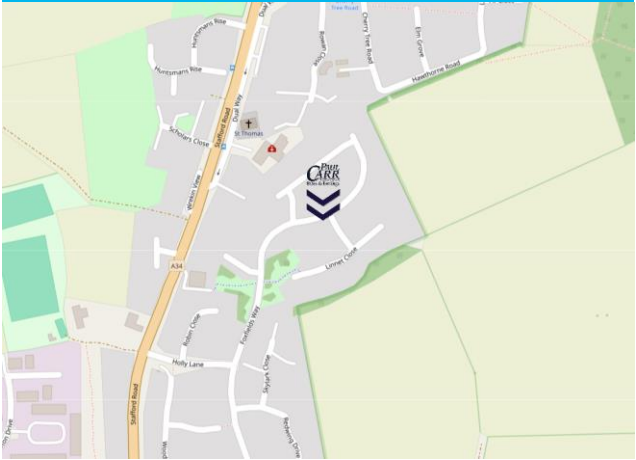
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 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: 28th January 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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