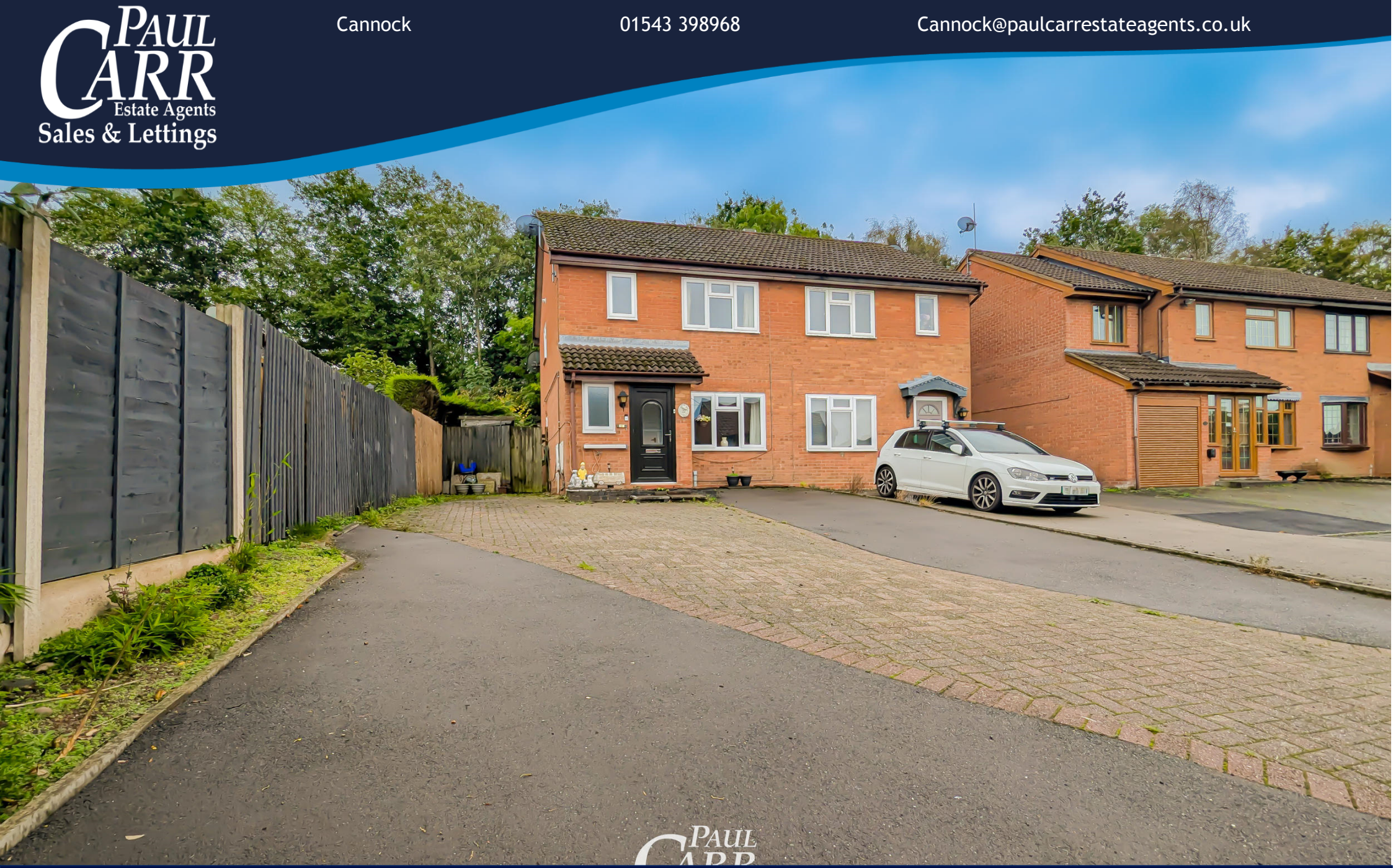
PAUL CARR Estate Agents Sales & Lettings

Cannock 01543 398968 Cannock@paulcarrestateagents.co.uk



Kensington Place, Heath Hayes,
Cannock, WS12 3XU

£240,000

Paul Carr Estate Agents are delighted to present this well-presented three-bedroom semi-detached family home, situated in a quiet cul-de-sac in the popular residential area of Heath Hayes and offered for sale with no onward chain.

The ground floor accommodation briefly comprises an entrance porch with an adjacent downstairs WC, a modern fitted kitchen featuring well-presented cabinetry, an understairs pantry and direct access onto the rear garden. There are also two versatile reception rooms, including a spacious lounge measuring over 14ft and a separate dining room.

To the first floor are three bedrooms alongside a well presented family bathroom.

Externally, the property benefits from attractive kerb appeal and an appealing end-of-cul-de-sac position. An extended driveway provides parking for multiple vehicles, whilst to the rear is a south-easterly facing garden enjoying a private, tree-lined backdrop. Further benefits include UPVC double-glazed windows replaced throughout in 2022.

This appealing family home combines versatile living accommodation with practical features and a desirable position. Ideally located for excellent school catchments, local amenities and convenient commuting links, the property presents an excellent opportunity for a range of buyers. Offered with no onward chain, early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Tenure: We can confirm the property is Freehold.

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

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


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Entrance Porch

Lounge
14' 2" x 14' 8" (4.32m x 4.46m)

Dining Room
9' 10" x 7' 1" (2.99m x 2.16m)

Kitchen
9' 10" x 7' 3" (2.99m x 2.20m)

Downstairs WC
5' 9" x 2' 10" (1.74m x 0.86m)

First Floor Landing

Bedroom One
14' 2" x 8' 10" (4.32m x 2.70m)

Bedroom Two
9' 7" x 8' 5" (2.92m x 2.57m)

Bedroom Three
8' 11" x 5' 5" (2.71m x 1.66m)

Family Bathroom
5' 7" x 6' 5" (1.71m x 1.96m)






French Fries

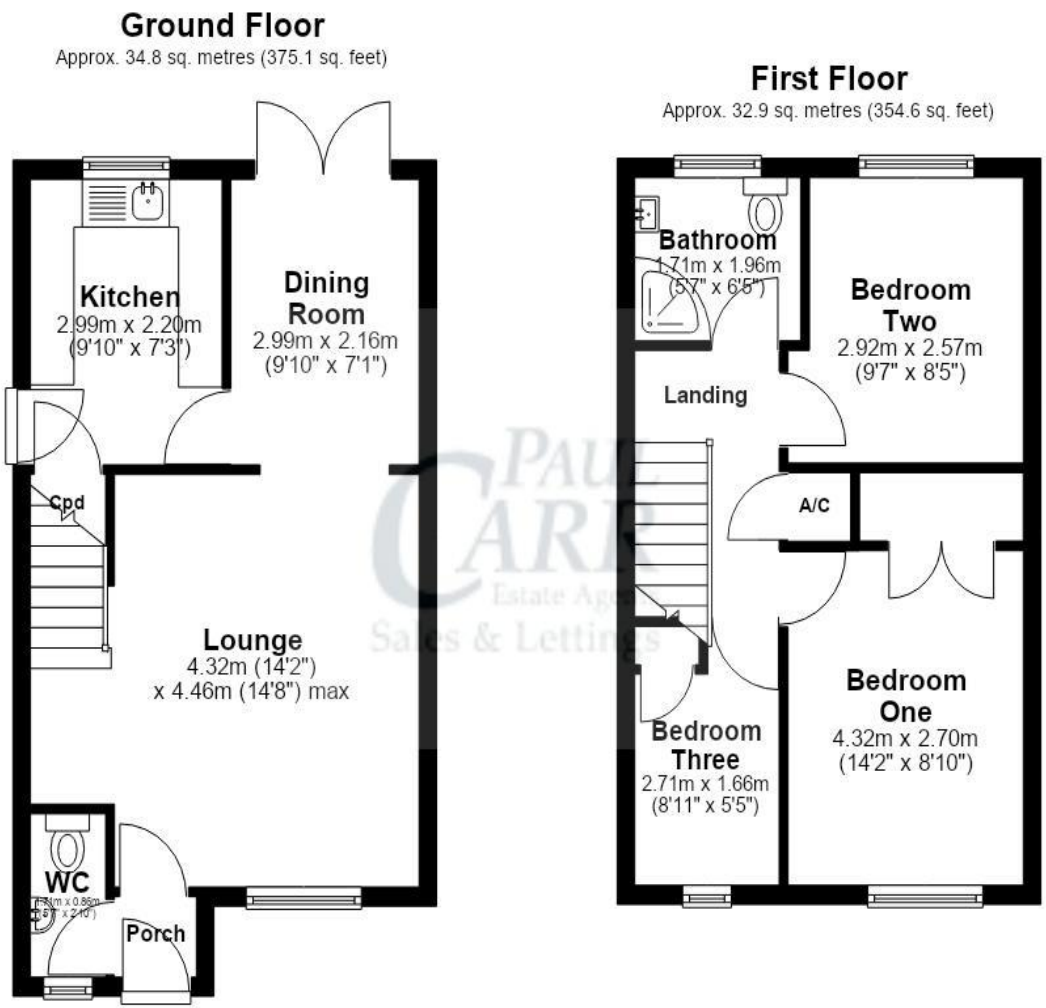






Floor Plan

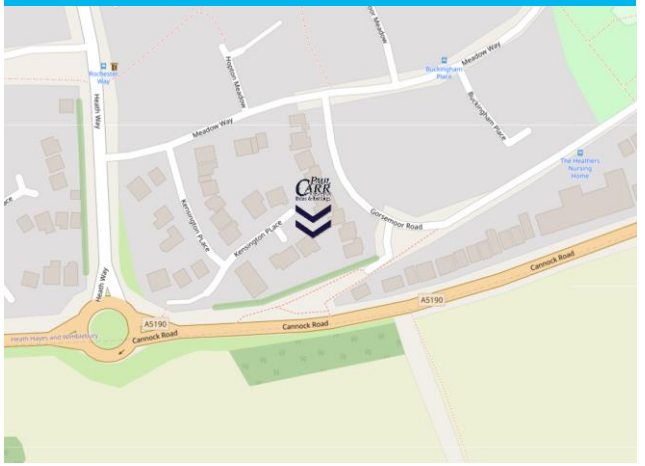
This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 67.8 sq. metres (729.7 sq. feet)

Energy Performance 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: 20th October 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 £47.50 + VAT (£57 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.