



PAUL
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Firecrest Close, Heath Hayes,
Cannock, WS11 7WH

£420,000

Paul Carr Estate Agents are delighted to present this generously extended and beautifully maintained four-bedroom detached family home, occupying a prime end of cul-de-sac plot on the highly desirable Firecrest Close in Heath Hayes.

The ground floor accommodation briefly comprises an entrance hall, an open plan kitchen-diner, separate utility room, convenient downstairs cloakroom and a converted garage currently utilised as a versatile office / study space ideal for remote working. To the rear of the property is an impressive sitting room featuring vaulted ceilings, inset spotlights and double french doors opening onto the landscaped rear garden.

Upstairs boasts from four well-proportioned bedrooms, including a spacious 12ft+ principal suite benefitting from fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a substantial graveled driveway providing off-road parking for multiple vehicles. The south-easterly facing rear garden has been thoughtfully landscaped to create a private and low-maintenance outdoor space, featuring a beautifully appointed Indian sandstone patio area, lawn and uninterrupted views over a picturesque tree-lined backdrop.

This outstanding family home offers an exceptional opportunity to acquire a spacious property in a quiet and sought-after residential setting, benefitting from excellent commuting links and access to highly regarded local schools. Early viewing is highly recommended to fully appreciate the size, position and quality of 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



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Entrance Porch

Hallway

Kitchen-Diner
10' 4" x 18' 6" (3.16m x 5.65m)

Sitting Room
9' 10" x 18' 6" (3.00m x 5.64m)

Downstairs Cloakroom

Utility
7' 4" x 6' 5" (2.24m x 1.96m)

Lounge
13' 7" x 13' 4" (4.14m x 4.07m)

Study / Family Room
16' 0" x 8' 0" (4.87m x 2.43m)

First Floor Landing

Bedroom One
11' 4" x 12' 7" (3.45m x 3.83m)

Master En-Suite
6' 5" x 4' 8" (1.95m x 1.43m)

Bedroom Two
10' 4" x 8' 3" (3.16m x 2.51m)

Bedroom Three
8' 6" x 10' 1" (2.58m x 3.07m)

Bedroom Four
8' 6" x 8' 2" (2.59m x 2.48m)

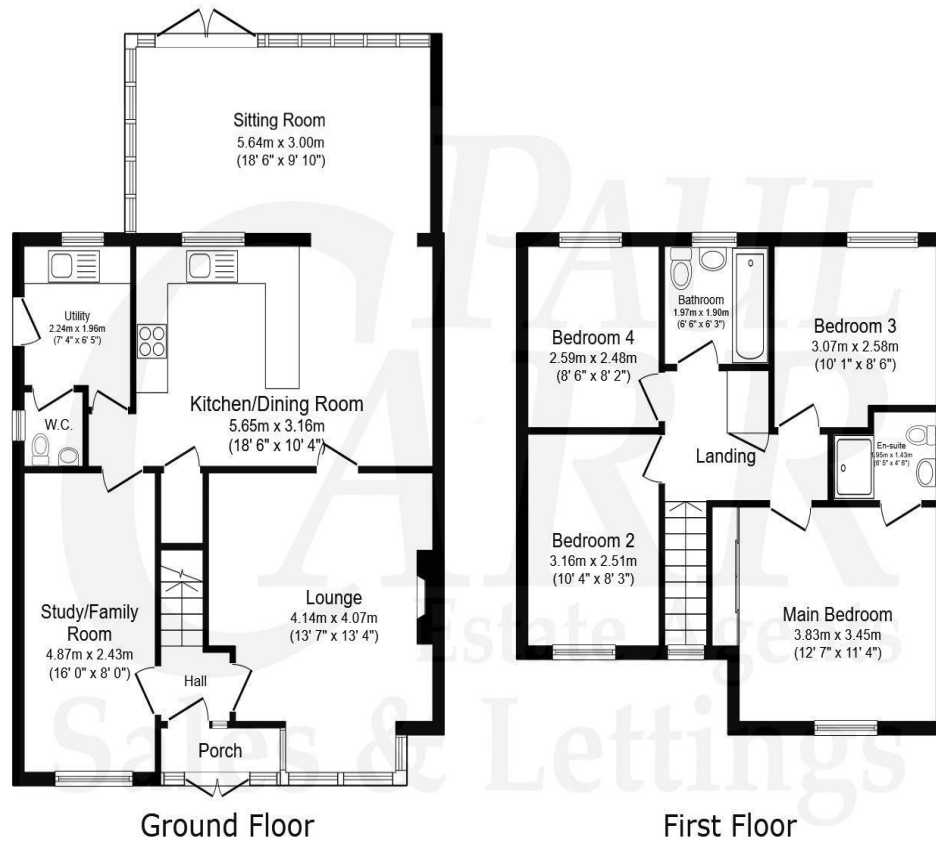
Family Bathroom
6' 6" x 6' 3" (1.97m x 1.90m)





Floor Plan

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

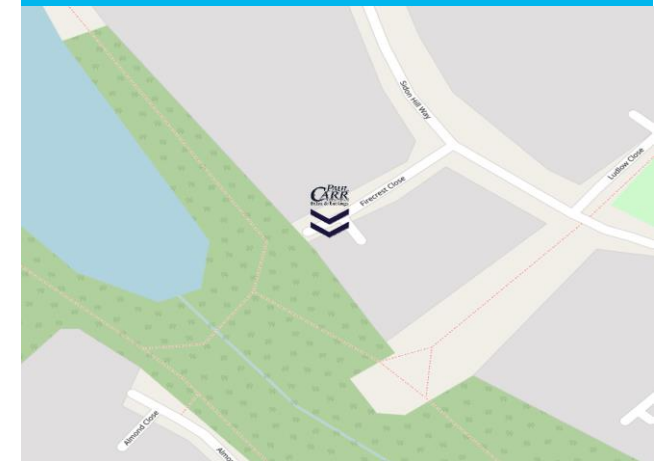


Total floor area: 136.7 sq.m. (1,471 sq.ft.)

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).

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:

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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