



PAUL
CARR

Stafford Street, Heath Hayes,
Cannock, WS12 2EN

£170,000

Paul Carr Estate Agents are delighted to present this traditional two-bedroom semi-detached family home, situated on Stafford Street in the sought-after area of Heath Hayes.

The ground floor accommodation briefly comprises an entrance hall, two spacious reception rooms offering versatile living and dining space, a well-presented kitchen fitted with modern cabinetry and direct access to the rear garden, together with a conveniently located family bathroom serving both bedrooms.

To the first floor are two generous double bedrooms, both offering well-proportioned accommodation ideal for a range of buyers. A second staircase leads to a versatile loft room, complete with two Velux windows allowing for plenty of natural light, together with the added convenience of an enclosed WC and wash hand basin.

Externally, the property benefits from a private block-paved driveway providing off-road parking for one vehicle. To the rear is a private enclosed garden with secure side gated access, offering an excellent outdoor space for relaxing or entertaining.

This attractive family home is ideally positioned close to local amenities, within excellent school catchments, and benefits from superb commuting links. Early viewing is highly recommended to fully appreciate everything this delightful home has to 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



Entrance Hall

Lounge

11' 6" x 12' 2" (3.50m x 3.70m)

Dining Room

11' 1" x 12' 2" (3.39m x 3.70m)

Kitchen

10' 9" x 7' 4" (3.27m x 2.23m)

Downstairs Bathroom

6' 1" x 7' 4" (1.85m x 2.23m)

First Floor Landing

Bedroom One

11' 3" x 12' 2" (3.44m x 3.70m)

Bedroom Two

8' 4" x 12' 2" (2.53m x 3.70m)

Loft Room

17' 1" x 12' 2" (5.20m x 3.70m)

Loft Room - WC

2' 11" x 4' 2" (0.89m x 1.28m)



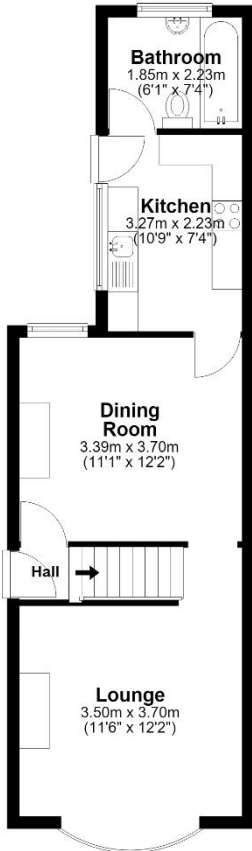


Floor Plan

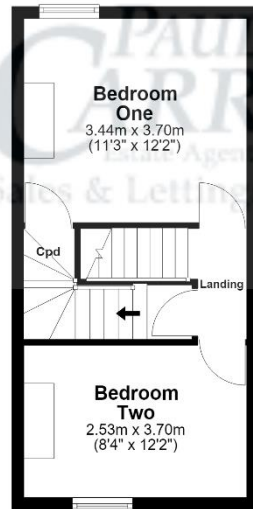
This floor plan is not drawn to scale and is for illustration purposes only

Energy Performance Rating

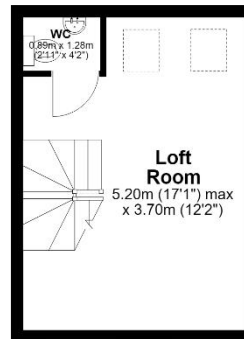
Ground Floor
Approx. 41.6 sq. metres (448.1 sq. feet)



First Floor
Approx. 29.6 sq. metres (319.0 sq. feet)

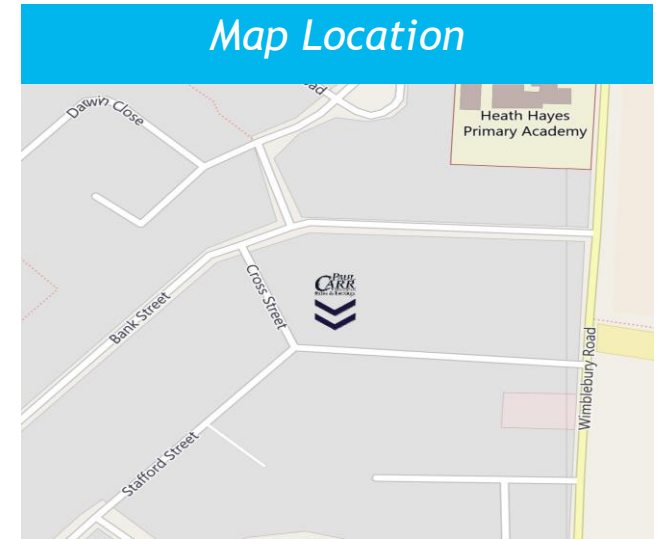


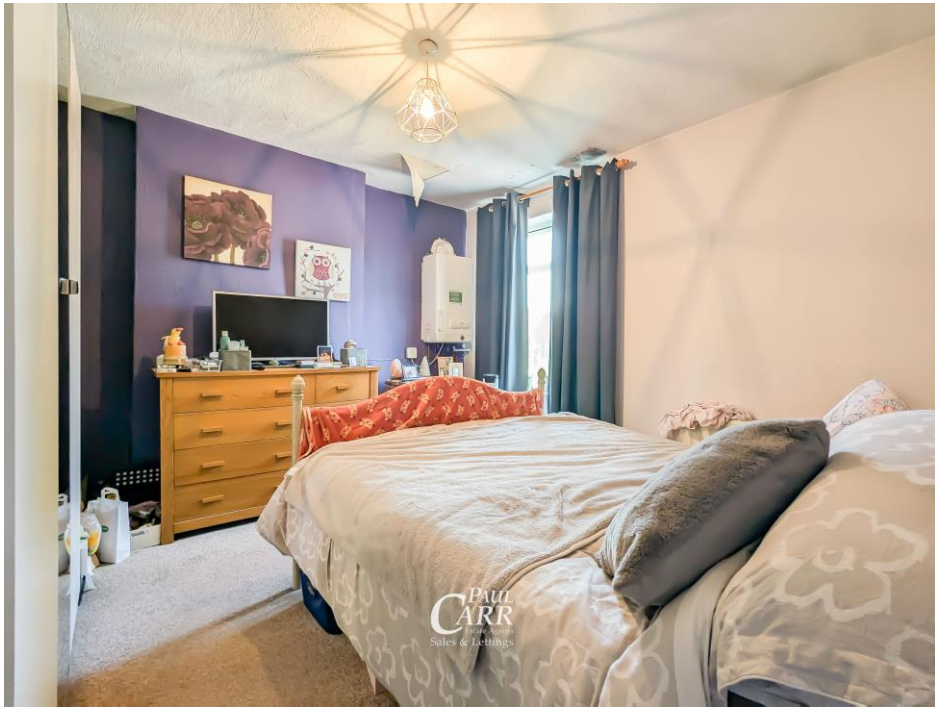
Loft Room
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Loft Room, WC)



Total area: approx. 71.3 sq. metres (767.1 sq. feet)

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: 25th June 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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