



Sweetbriar Way,  
Cannock, WS12 2US

£420,000

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Paul Carr Estate Agents are delighted to offer for sale this impressive and beautifully presented five-bedroom detached family home, ideally situated on the highly sought-after Sweetbriar Way in Heath Hayes. Tucked away on a private road, this spacious property offers the perfect blend of style, comfort, and practicality.

Upon entering, you are welcomed by a generous entrance hallway with a convenient downstairs cloakroom. The ground floor accommodation includes a bright and inviting lounge, a separate dining room, and a conservatory that opens onto the rear garden. At the heart of the home is a stunning open-plan kitchen/diner, featuring sleek high-gloss cabinetry with under-cabinet lighting, granite worktops, a breakfast island, and integrated appliances. A utility area is thoughtfully incorporated into the integral garage, offering further convenience.

Upstairs, the property boasts four generously sized double bedrooms, along with a fifth bedroom which also functions perfectly as a dressing room or home office. The spacious principal bedroom benefits from a modern en-suite, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, this home continues to impress. To the front, a stylish imprinted concrete driveway provides ample off-road parking and leads to the integral garage. The rear garden is beautifully landscaped and offers excellent privacy, with a large imprinted concrete patio area ideal for entertaining, a well-maintained lawn, mature planted borders, and secure side gated access.





## Property Specification

Five Bedroom Detached Family Home Situated On A Private Road In Heath Hayes  
 Four Double Bedrooms  
 Two Bathrooms & Convenient Downstairs Cloakroom  
 Stunning Kitchen-Diner With Modern High Gloss Cabinetry & Granite Worktops

### Entrance Hall

Lounge 14' 0" x 10' 6" (4.26m x 3.20m)

Dining Room 10' 10" x 9' 5" (3.30m x 2.86m)

Kitchen-Diner 13' 9" x 18' 1" (4.19m x 5.50m)

Conservatory 11' 9" x 9' 5" (3.57m x 2.86m)

Garage / Utility 12' 7" x 9' 1" (3.83m x 2.78m)

### First Floor Landing

Bedroom One 9' 9" x 11' 3" (2.96m x 3.42m)

### En-Suite

Bedroom Two 9' 0" x 11' 3" (2.75m x 3.42m)

Bedroom Three 12' 3" x 9' 1" (3.73m x 2.78m)

Bedroom Four 11' 2" x 8' 10" (3.40m x 2.69m)

Family Bathroom 6' 3" x 6' 9" (1.90m x 2.06m)

### 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: 26th August 2025

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.

### Viewer's Note:

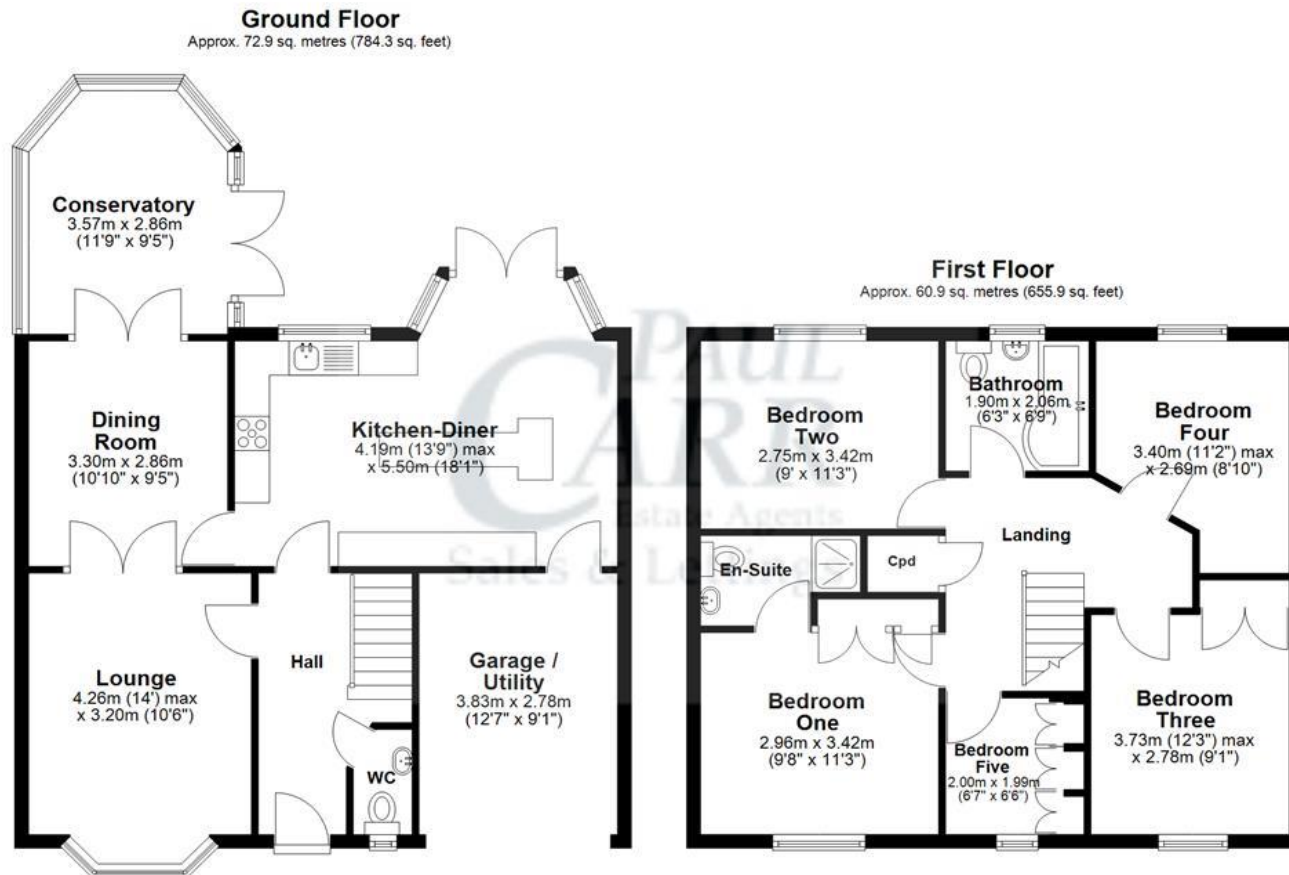
Services connected: Gas, Electricity, Water, Drainage

Council tax band: E

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

