PAUL CARR Estate Agents Sales & Lettings

Cannock 01543 398968 Cannock@paulcarrestateagents.co.uk



Stafford Street, Cannock, WS12 2EN

£170,000

Paul Carr Estate Agents are delighted to present this traditional two-bedroom semi-detached home, situated on Stafford Street in the popular area of Heath Hayes. Offering two generous reception rooms, an additional loft room and off-road parking, the property combines character with a practical layout and scope for buyers to make it their own.

The entrance hall leads into the ground-floor accommodation, where the front-facing lounge provides a welcoming space to relax. A bay window draws in natural light, while ceiling beams and a feature fireplace add character and create a cosy focal point. A separate dining room offers ample space for family meals and entertaining, with flexibility to accommodate an additional sitting area if preferred. Positioned between the hallway and kitchen, this room forms a useful central gathering space within the home.

To the rear, the kitchen is fitted with light wood-effect wall and base units, contrasting work surfaces and tiled splashbacks. An oven and hob are incorporated into the layout, with space for further appliances. A window above the sink brings in natural light, while a side door provides direct access to the garden. Completing the ground floor is the family bathroom, accessed from the kitchen and fitted with a white suite comprising a bath, pedestal wash basin and WC. Tiled walls and a rear-facing window provide a bright, practical finish.

The first-floor landing serves two double bedrooms, each offering comfortable proportions and space for freestanding furniture. A further staircase rises to the additional loft room, which benefits from two roof windows and a separate WC with wash hand basin.

Outside, a block-paved driveway provides off-road parking for one vehicle, with gated side access leading to the rear. The enclosed garden features paved areas, established trees and planting, offering a leafy setting with scope to create an inviting space for outdoor dining, relaxation and gardening.

Conveniently positioned for local amenities, schools and commuter routes, this traditional home offers an appealing combination of character, adaptable space and everyday practicality.

Viewing is recommended to appreciate the room sizes, layout and potential on offer.


Carex
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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

Loft Room - WC 2' 11" x 4' 2" (0.89m x 1.28m)













Floor Plan

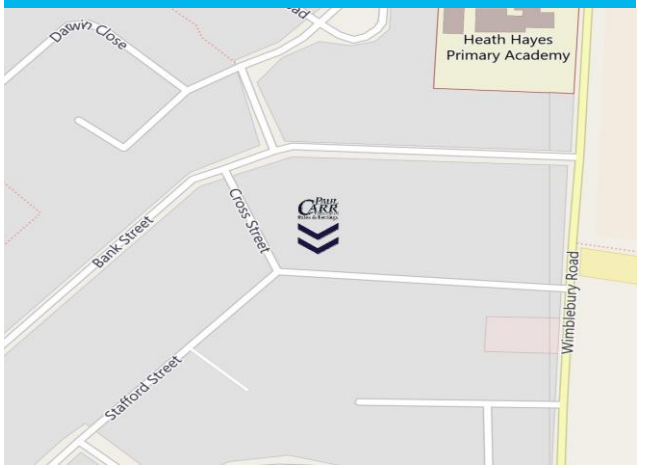
This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 71.3 sq. metres (767.1 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: 2nd July 2026

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