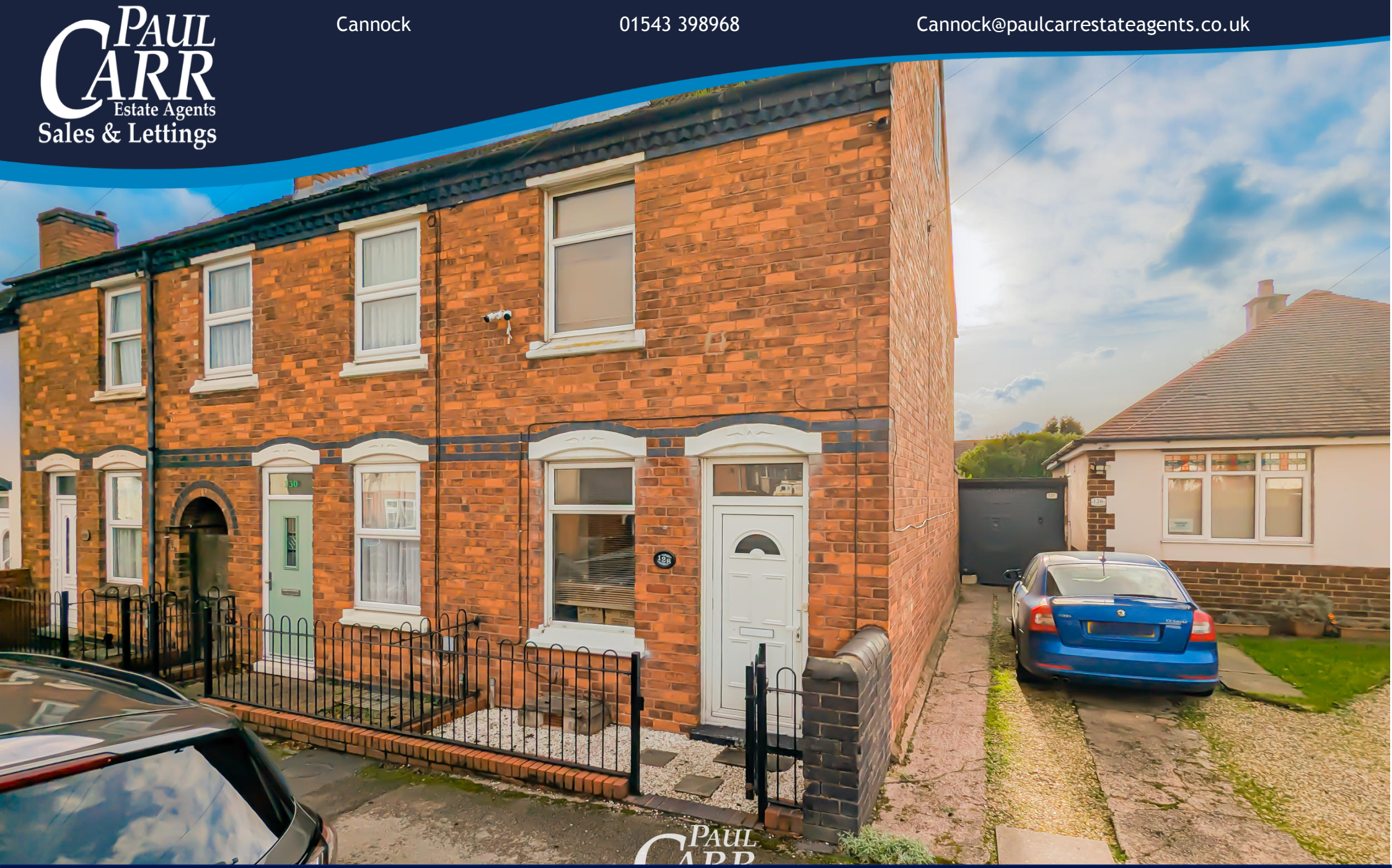
PAUL CARR Estate Agents
Sales & Lettings

Cannock 01543 398968 Cannock@paulcarrestateagents.co.uk



St. Johns Road,
Cannock, WS11 0AG

Offers in the Region Of £170,000

Paul Carr Estate Agents are delighted to present this traditional end-terraced family home, offered for sale with no onward chain and providing well-proportioned accommodation, a useful loft room and excellent commuting links.

The ground floor accommodation briefly comprises a spacious front-facing lounge measuring over 12ft, and a well-presented kitchen-diner offering ample space for both cooking and dining. The kitchen-diner further benefits from direct access to the rear garden, along with useful understairs access to the cellar, providing additional storage space.

To the first floor are two very well-proportioned bedrooms, complemented by a versatile loft room for further practicality.

Externally, the property benefits from a rear driveway accessed via a rear service road, providing convenient off-road parking. To the rear is a south-westerly facing garden designed for low maintenance with a lawn and slabbed seating area.

This attractive home offers an excellent opportunity for first-time buyers, couples and small families alike, with the added benefit of no onward chain and excellent commuting links. Early viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer.

Tenure: We can confirm the property is Freehold.

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

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


CONWAY
COLT
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Lounge
12' 1" x 11' 10" (3.69m x 3.60m)

Kitchen-Diner
13' 11" x 11' 10" (4.25m x 3.60m)

First Floor Landing

Bedroom One
12' 1" x 11' 10" (3.69m x 3.60m)

Bedroom Two
10' 10" x 8' 11" (3.30m x 2.71m)

Family Bathroom
7' 10" x 5' 1" (2.39m x 1.54m)

Loft Room
17' 8" x 11' 10" (5.39m x 3.60m)

Cellar







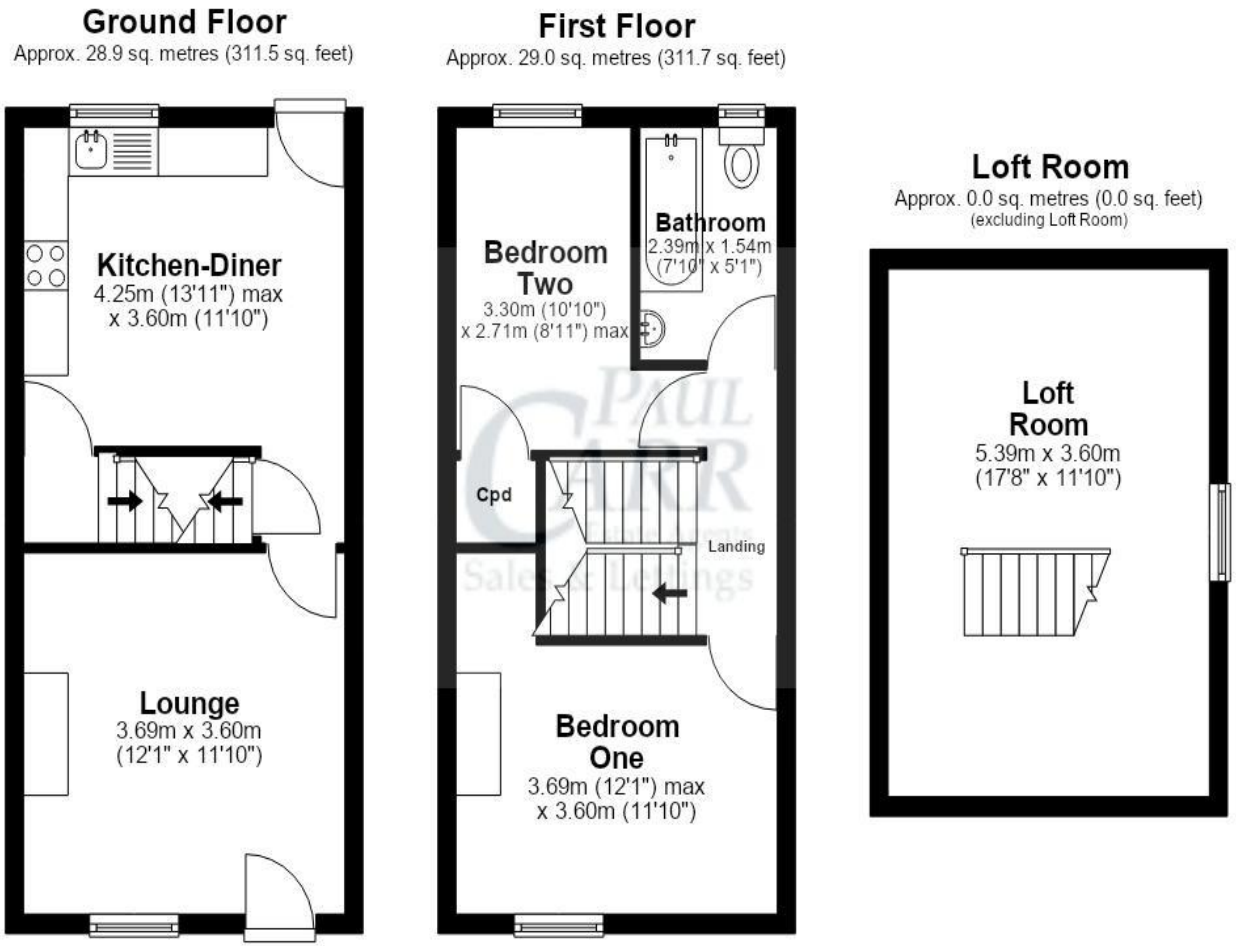






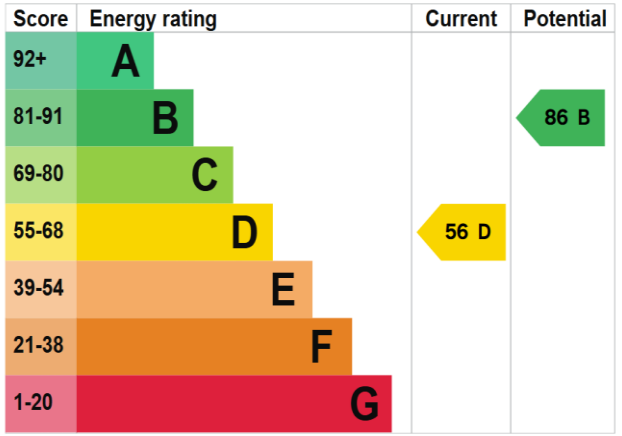
Floor Plan

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

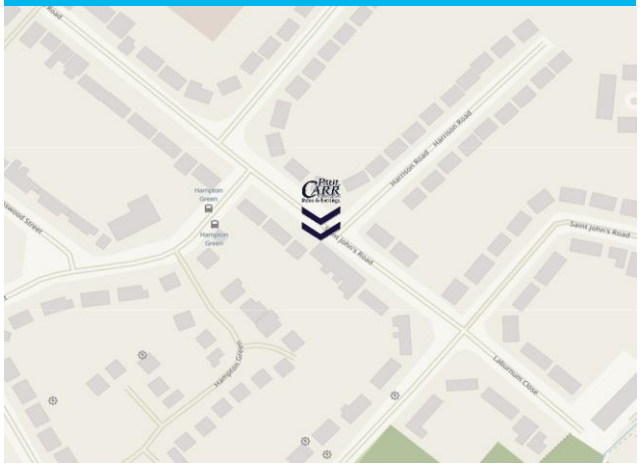


Total area: approx. 57.9 sq. metres (623.2 sq. feet)

Energy Performance Rating

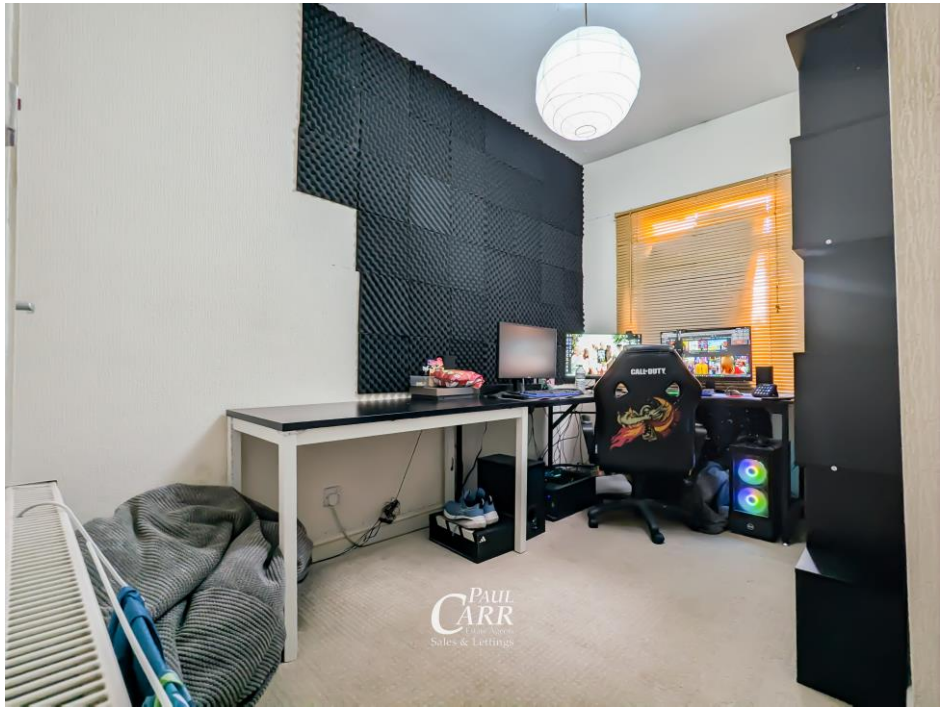


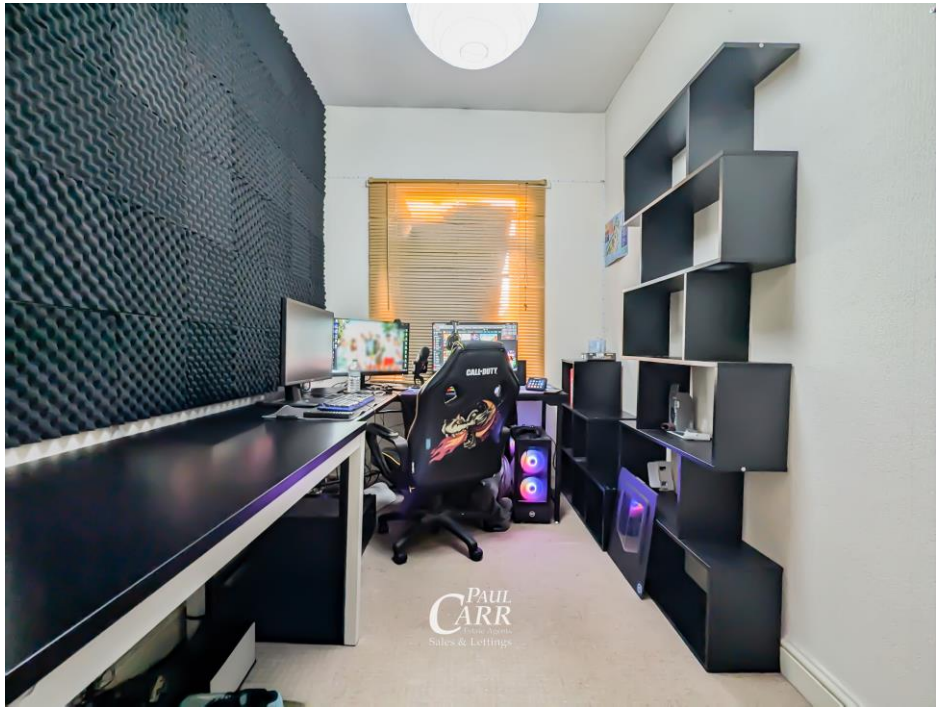
Map Location













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: 27th 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.