



Badgers Way, Heath Hayes,  
Cannock, WS12 3XQ

**Offers Over £260,000**

Paul Carr Estate Agents are delighted to present this extended and well-maintained three-bedroom semi-detached family home, occupying a desirable corner plot on the popular Badgers Way in Heath Hayes.

The ground floor accommodation briefly comprises an entrance hall, a modern rear-facing kitchen fitted with high-gloss cabinetry, a spacious lounge, a separate dining room, and a conservatory providing access to the rear garden. Completing the ground floor is a double-length garage offering excellent storage or parking potential.

To the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a contemporary and well-appointed shower wet room.

Set on a generous and extended corner plot, the property enjoys an attractive block-paved driveway providing parking for multiple vehicles, complemented by decorative slate area with block-paved edging. The rear garden has been designed with low maintenance in mind and is landscaped over two tiers with raised brick-built flower beds.

This impressive home offers a rare opportunity to secure a property in a prime residential location, with excellent commuting links and access to highly regarded local schools. Early viewing is highly recommended to fully appreciate everything this superb 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](mailto:Cannock@paulcarrestateagents.co.uk)



PAUL  
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Sales & Lettings

**Entrance Porch**

**Hall**

**Lounge**

**14' 4" x 10' 11" (4.36m x 3.33m)**

**Dining Room**

**9' 9" x 7' 5" (2.97m x 2.26m)**

**Kitchen**

**9' 9" x 7' 6" (2.97m x 2.29m)**

**Conservatory**

**10' 0" x 7' 9" (3.06m x 2.35m)**

**First Floor Landing**

**Bedroom One**

**12' 6" x 9' 3" (3.82m x 2.81m)**

**Bedroom Two**

**9' 7" x 9' 3" (2.91m x 2.81m)**

**Bedroom Three**

**7' 6" x 6' 9" (2.28m x 2.06m)**

**Wet Room**

**5' 6" x 5' 11" (1.67m x 1.80m)**

**Garage**

**22' 7" x 7' 6" (6.89m x 2.28m)**



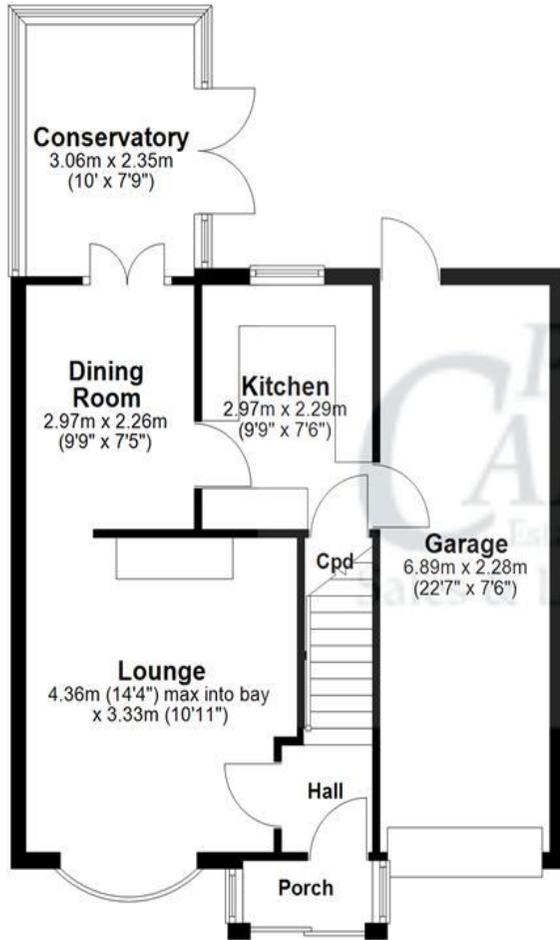


# Floor Plan

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

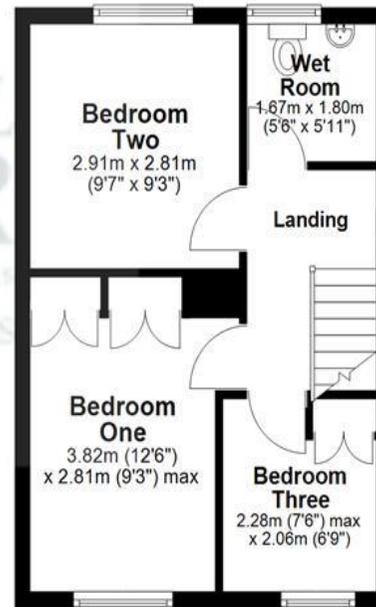
## Ground Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



## First Floor

Approx. 31.8 sq. metres (342.8 sq. feet)

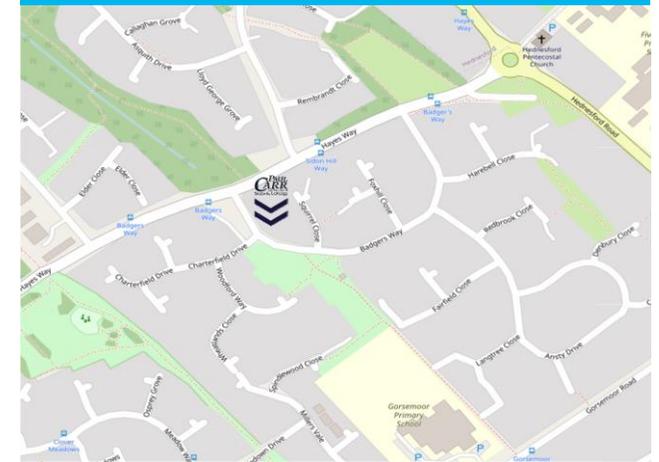


Total area: approx. 89.6 sq. metres (963.9 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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: 19th January 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.