



Haymaker Way, Wimblebury,
Cannock, WS12 0FU

£230,000

Paul Carr Estate Agents are delighted to present this deceptively spacious and well-appointed three-bedroom semi-detached family home, ideally situated on the sought-after Haymaker Way in Wimblebury.

The ground floor accommodation briefly comprises an entrance hall, a generous 15ft+ lounge-diner featuring a stunning electric fire and French doors providing direct access to the rear garden. The ground floor also benefits from a well appointed kitchen and convenient cloakroom.

To the first floor are three well-proportioned bedrooms, including an impressive 13ft+ principal bedroom, and a family bathroom.

Externally, the property boasts a private side driveway with off-road parking and a fitted EV charger. The rear garden has been thoughtfully landscaped to include a well-maintained lawn, a block-paved and a storage shed.

This attractive family home is perfectly positioned for easy access to excellent commuting links and local amenities, making it an ideal choice for families and professionals alike. Early viewing is highly recommended to fully appreciate the space and quality this wonderful home has to offer.

Tenure: We can confirm the property is Freehold.

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

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



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Entrance Hall

Lounge-Diner
15' 8" x 13' 11" (4.78m x 4.25m)

Kitchen
9' 11" x 7' 1" (3.02m x 2.15m)

Downstairs Cloakroom

First Floor Landing

Bedroom One
10' 11" x 13' 11" (3.34m x 4.25m)

Bedroom Two
9' 4" x 6' 10" (2.85m x 2.09m)

Bedroom Three
8' 3" x 6' 11" (2.51m x 2.10m)

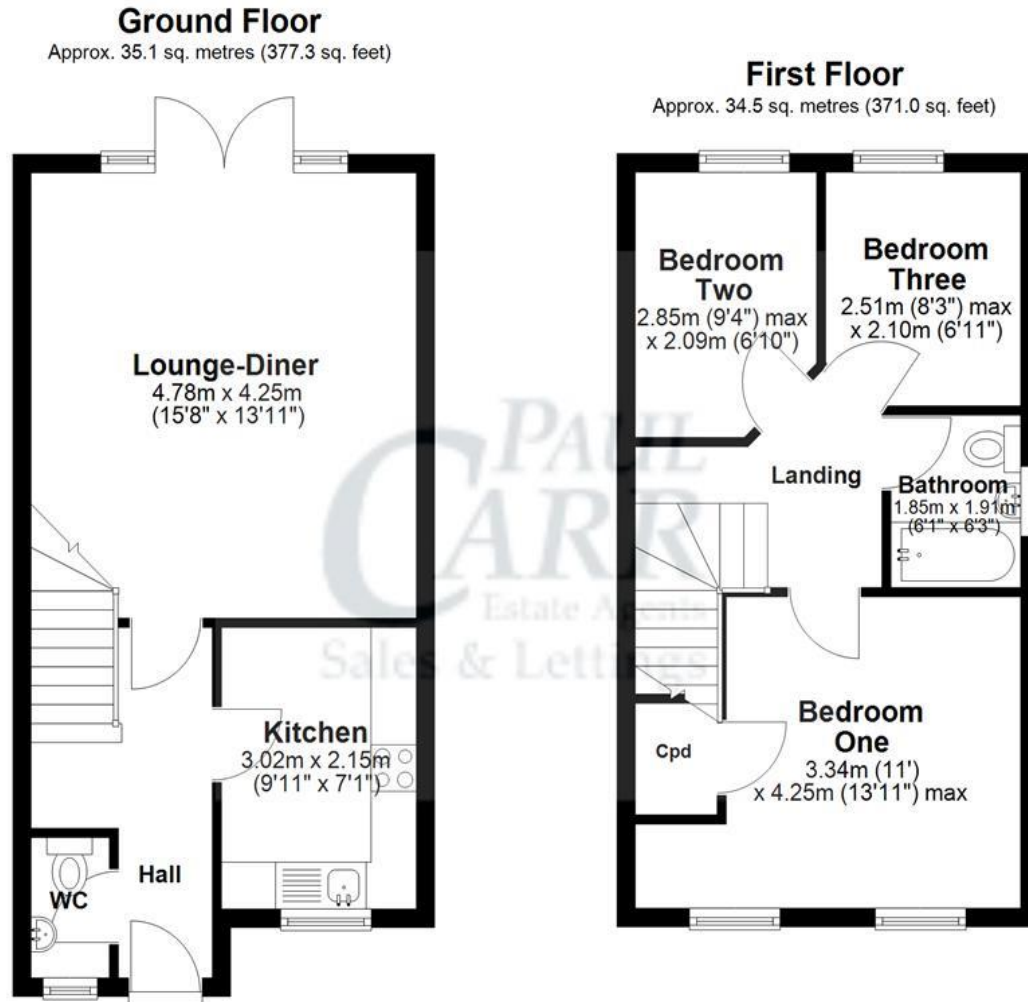
Family Bathroom
6' 1" x 6' 3" (1.85m x 1.91m)





Floor Plan

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

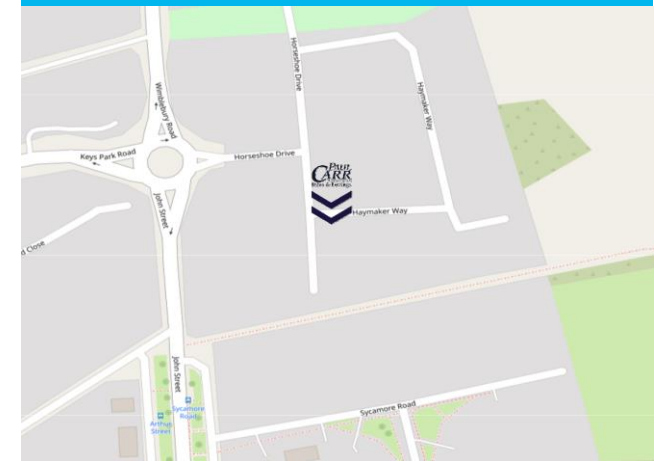


Total area: approx. 69.5 sq. metres (748.3 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 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: 8th April 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.