



Brunswick Road,  
Cannock, WS11 5SF

£180,000

Paul Carr Estate Agents are delighted to present this three-bedroom semi-detached home, ideally situated on Brunswick Road in the heart of Cannock and offered for sale with no onward chain.

The ground floor accommodation briefly comprises a separate entrance hallway, a spacious bay-fronted lounge, an open-plan kitchen-diner, an adjacent utility room, and a rear conservatory providing access to the garden whilst also benefitting from a store cupboard.

To the first floor are three well-proportioned bedrooms alongside a family bathroom.

Externally, the property benefits from a generous block-paved driveway providing off-road parking for multiple vehicles. To the rear is a sizeable enclosed garden offering excellent outdoor space.

Requiring a degree of refurbishment, this property presents an excellent opportunity for purchasers looking to put their own stamp on a home and create a property tailored to their own tastes and requirements. Situated in a convenient residential location close to local amenities, schools, and excellent commuting links to surrounding towns and major road networks, early viewing is highly recommended to fully appreciate the potential on 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  
CARR**  
Estate Agents  
Sales & Lettings

**Entrance Hallway**

**Lounge**

11' 11" x 12' 2" (3.62m x 3.71m)

**Kitchen-Diner**

14' 11" x 11' 9" (4.54m x 3.57m)

**Utility**

6' 0" x 7' 1" (1.84m x 2.15m)

**First Floor Landing**

**Conservatory**

6' 0" x 10' 2" (1.84m x 3.09m)

**Bedroom One**

11' 11" x 12' 7" (3.62m x 3.83m)

**Bedroom Two**

6' 8" x 11' 6" (2.03m x 3.50m)

**Bedroom Three**

9' 10" x 7' 1" (3.00m x 2.15m)

**Bathroom**

6' 7" x 6' 2" (2.00m x 1.89m)



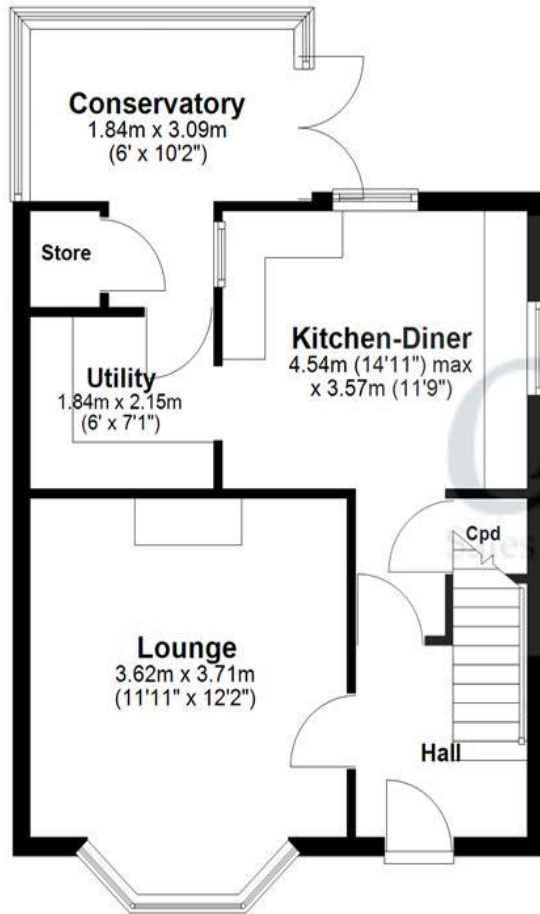


# Floor Plan

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

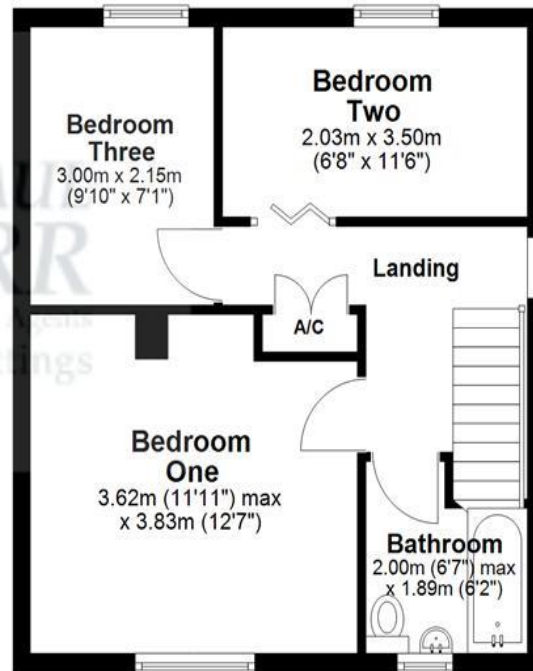
## Ground Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



## First Floor

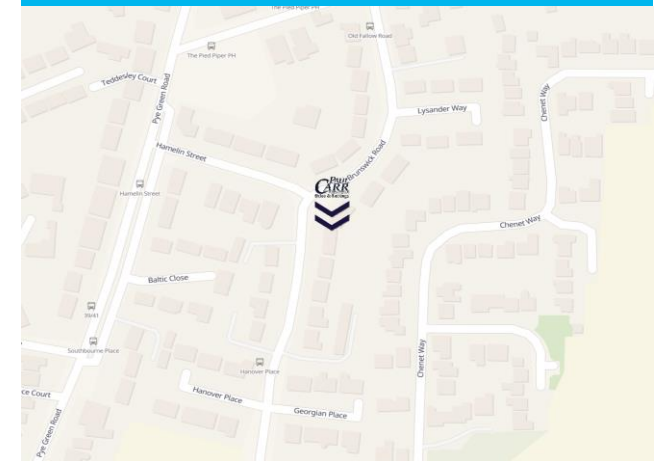
Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 84.2 sq. metres (905.8 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:

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.

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