PAUL CARR Estate Agents Sales & Lettings

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Burns Street, Cannock, WS11 6DR

Offers Over £252,000

Paul Carr Estate Agents are pleased to present this well presented and modern three-bedroom detached family home, ideally positioned on a generous corner plot within a the heart of Cannock.

This family residence offers spacious and well-planned accommodation throughout.

The ground floor comprises a welcoming entrance hall, a modern high gloss kitchen-diner with breakfast island, a spacious bay-fronted lounge - complete with underfloor heating, and a spacious rear conservatory.

Upstairs, this detached family home features three generously sized double bedrooms, including a master bedroom with a modern en-suite, along with a recently fitted family bathroom.

Externally, the property boasts excellent kerb appeal with a tarmac driveway providing ample off-road parking and leading to an attached garage. The private rear garden is landscaped over two tiers with artifical turf and both paved and decked seating areas.

The property is within catchment for several well-regarded schools, including Chadsmoor CE Junior, Bridgtown Primary, and St Joseph’s Catholic Primary. Kingsmead School, rated Good by Ofsted, is also nearby.

Excellent transport links include Cannock and Hednesford train stations with direct services to Birmingham, plus easy access to the A460, A5, and M6 Toll - ideal for commuters.


SMEG
Thinking out Loud

Entrance Hall

Lounge 12' 10" x 11' 1" (3.90m x 3.38m)

Kitchen-Diner 7' 9" x 17' 6" (2.37m x 5.34m)

Conservatory 9' 7" x 16' 9" (2.91m x 5.11m)

First Floor Landing

Bedroom One 14' 5" x 9' 7" (4.40m x 2.91m)

Master En-Suite 3' 10" x 5' 9" (1.18m x 1.75m)

Bedroom Two 10' 3" x 9' 5" (3.12m x 2.87m)

Bedroom Three 7' 11" x 9' 5" (2.42m x 2.87m)

Family Bathroom 6' 5" x 7' 4" (1.95m x 2.23m)

Garage 17' 10" x 7' 10" (5.43m x 2.39m)







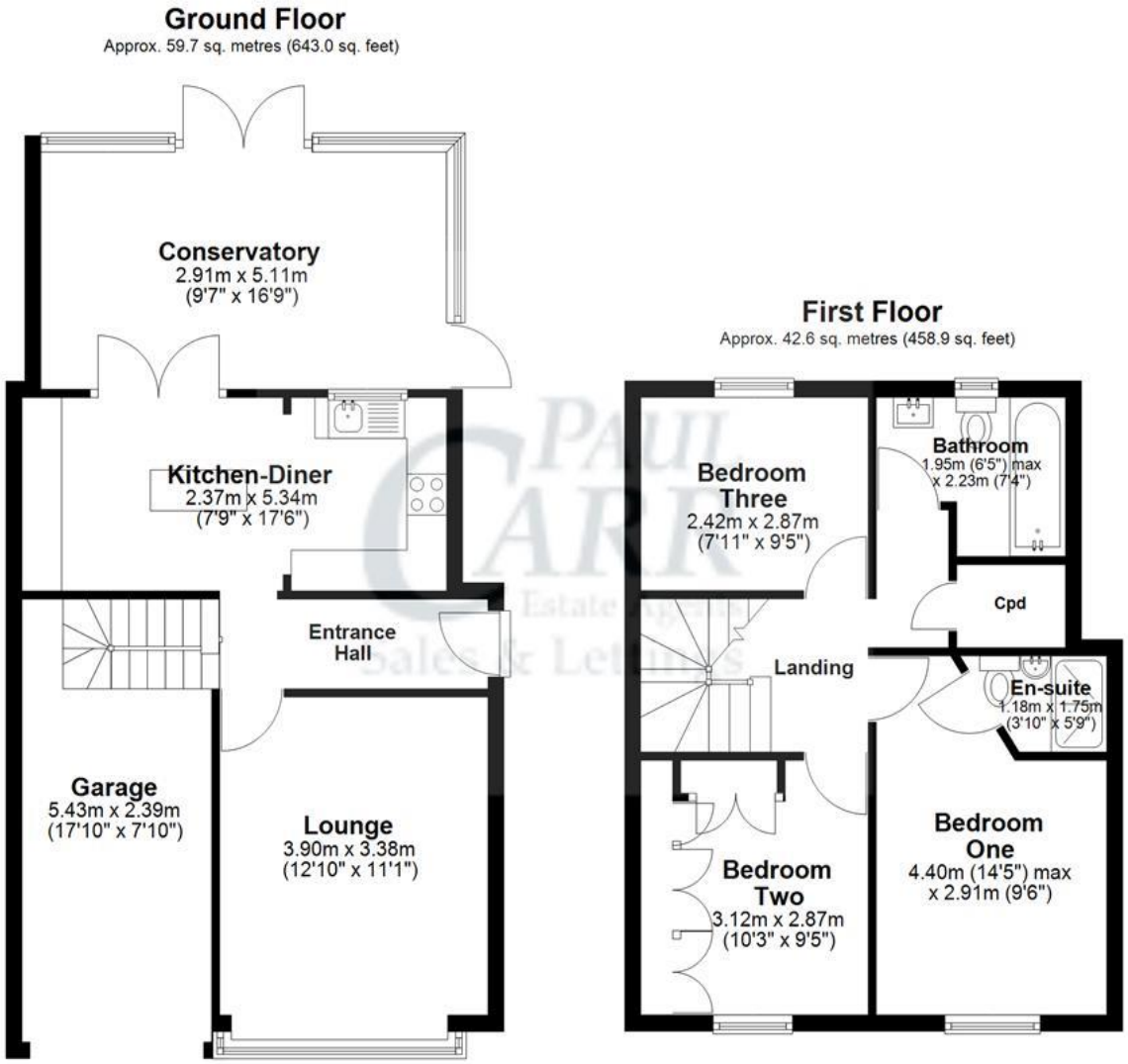




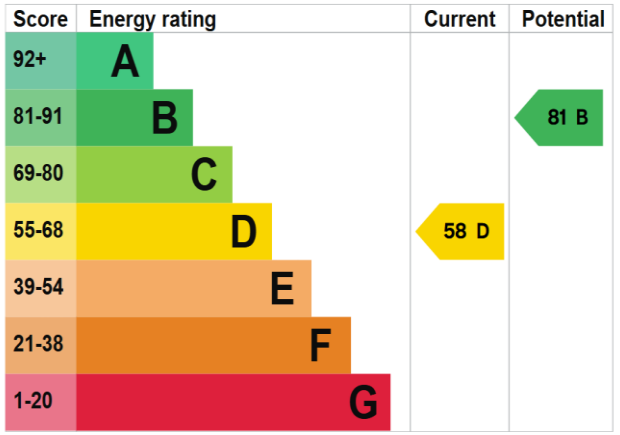


Floor Plan

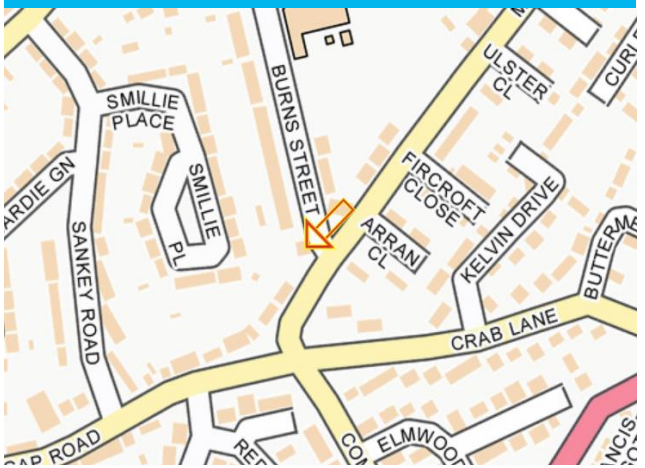
This floor plan is not drawn to scale and is for illustration purposes only



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: 31st July 2025

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.