



Walsall Road,
Cannock, WS11 0JB

£350,000

Paul Carr Estate Agents are delighted to present this well-maintained three-bedroom detached family home, occupying an attractive position set back from Walsall Road in the heart of Cannock.

The ground floor accommodation briefly comprises a welcoming entrance hallway leading to a bay-fronted lounge, along with an impressive open-plan kitchen-diner. The modern kitchen is fitted with contemporary cabinetry, integrated appliances and a breakfast bar, with double french doors opening directly onto the generous rear garden. The property also benefits from an adjacent storage room / utility with rear access into the attached garage. The property also benefits from a recently fitted combination boiler, which remains within its warranty period.

To the first floor are three well-proportioned bedrooms, including an impressive bay-fronted principal bedroom measuring over 13ft, all served by a modern family bathroom featuring a contemporary walk-in rainfall shower.

Set back from the road, the property enjoys excellent kerb appeal and is approached via a substantial driveway providing parking for multiple vehicles, with access leading to an attached garage. The large rear garden offers an excellent outdoor space, comprising a generous lawn with decorative planted borders, a slabbed seating area, two useful storage sheds and a summerhouse.

This attractive family home offers a fantastic opportunity to acquire a detached property in a convenient and well-connected location, with excellent commuting links and easy access to Cannock town centre and a wide range of local amenities. Early viewing is highly recommended to fully appreciate the accommodation, garden and position 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 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



PAUL
CARR
Estate Agents
Sales & Lettings

Entrance Hall

Lounge

12' 6" x 11' 7" (3.82m x 3.52m)

Kitchen-Diner

13' 2" x 19' 1" (4.01m x 5.81m)

Store Room

11' 9" x 7' 1" (3.58m x 2.15m)

First Floor Landing

Bedroom One

13' 2" x 11' 7" (4.02m x 3.52m)

Bedroom Two

12' 6" x 10' 11" (3.80m x 3.34m)

Bedroom Three

7' 11" x 6' 11" (2.42m x 2.12m)

Family Bathroom

7' 0" x 7' 5" (2.14m x 2.25m)

Garage

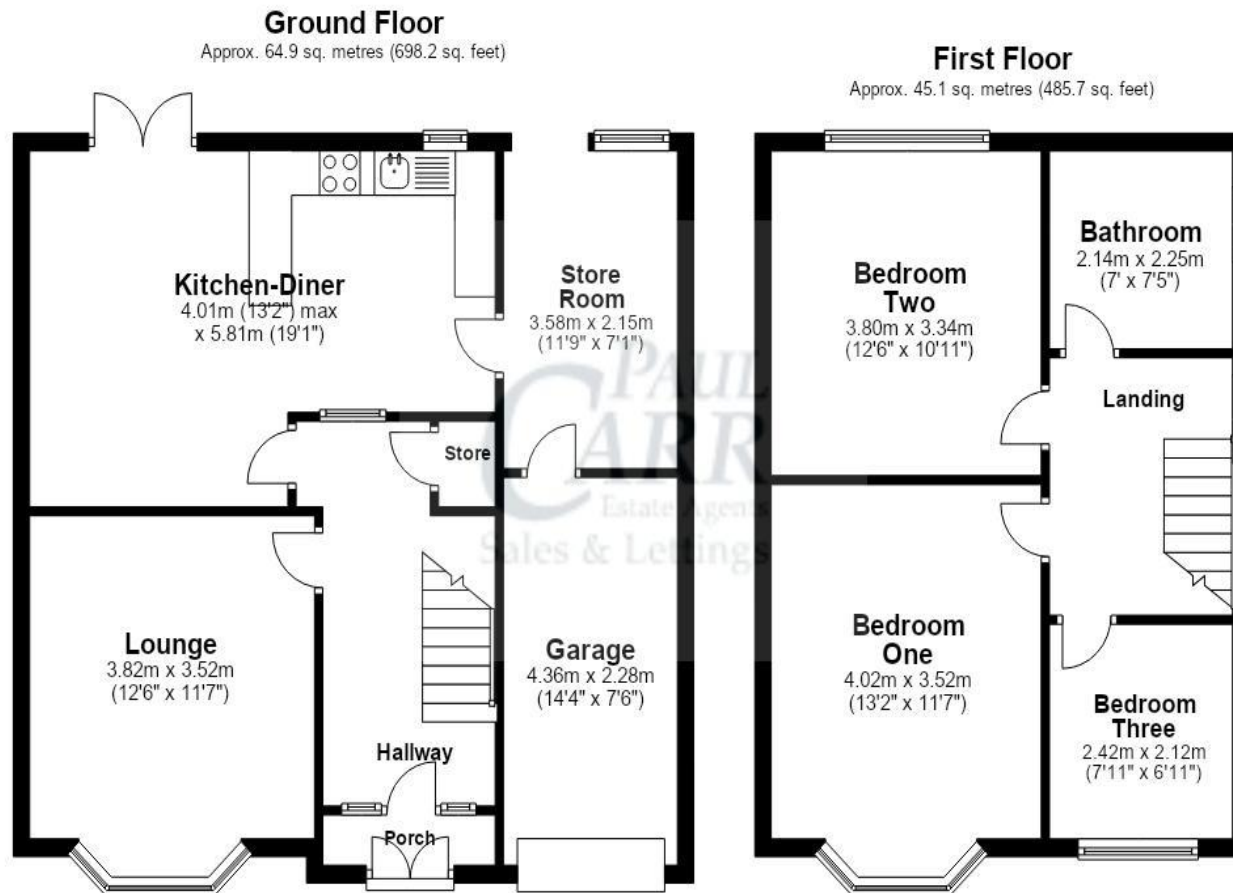
14' 4" x 7' 6" (4.36m x 2.28m)





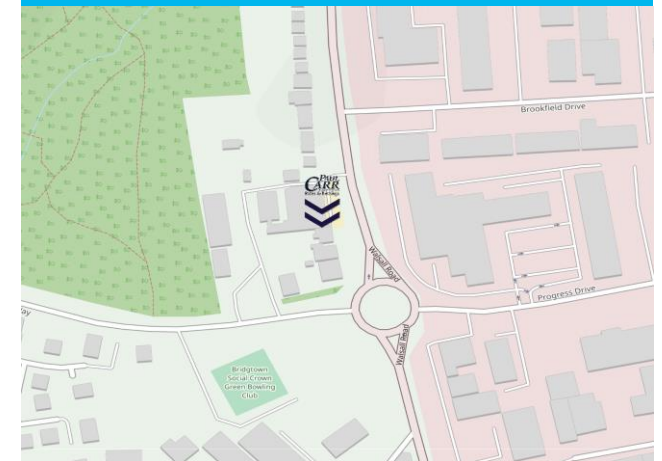
Floor Plan

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: 22nd September 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.