



Brooklands Road,
Cannock, WS11 6EJ

£210,000

Paul Carr Estate Agents are delighted to present this well-presented three-bedroom semi-detached home situated on a quiet cul-de-sac in the heart of Cannock, offered for sale with no onward chain.

The ground floor accommodation briefly comprises a front porch leading into a spacious 17ft+ lounge, a second versatile reception room ideal as a dining room or sitting room, and a rear hallway with a useful store room. The property also benefits from a modern rear-facing kitchen fitted with high-gloss cabinetry, complemented by an adjacent utility area for added convenience.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, along with a contemporary and well-appointed family bathroom.

Externally, the property features a low-maintenance rear garden with gated rear access. To the rear, there is a driveway providing off-road parking and leading to a garage.

Further benefits include a recently fitted combination boiler ensuring efficient heating and hot water, along with a Council Tax Band A rating, making this an affordable and practical home.

This property presents an excellent opportunity for first-time buyers, families, or investors alike, ideally positioned close to local amenities, schools, and transport links. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

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 Porch

Lounge
10' 8" x 17' 2" (3.24m x 5.23m)

Dining Room
8' 5" x 5' 1" (2.57m x 1.56m)

Kitchen
8' 5" x 11' 9" (2.57m x 3.57m)

Utility
3' 0" x 4' 10" (0.91m x 1.47m)

Inner Hallway

Store Room

First Floor Landing

Bedroom One
10' 8" x 10' 11" (3.24m x 3.34m)

Bedroom Two
8' 5" x 10' 11" (2.57m x 3.34m)

Bedroom Three
7' 9" x 8' 0" (2.37m x 2.43m)

Bathroom
5' 5" x 8' 1" (1.66m x 2.47m)

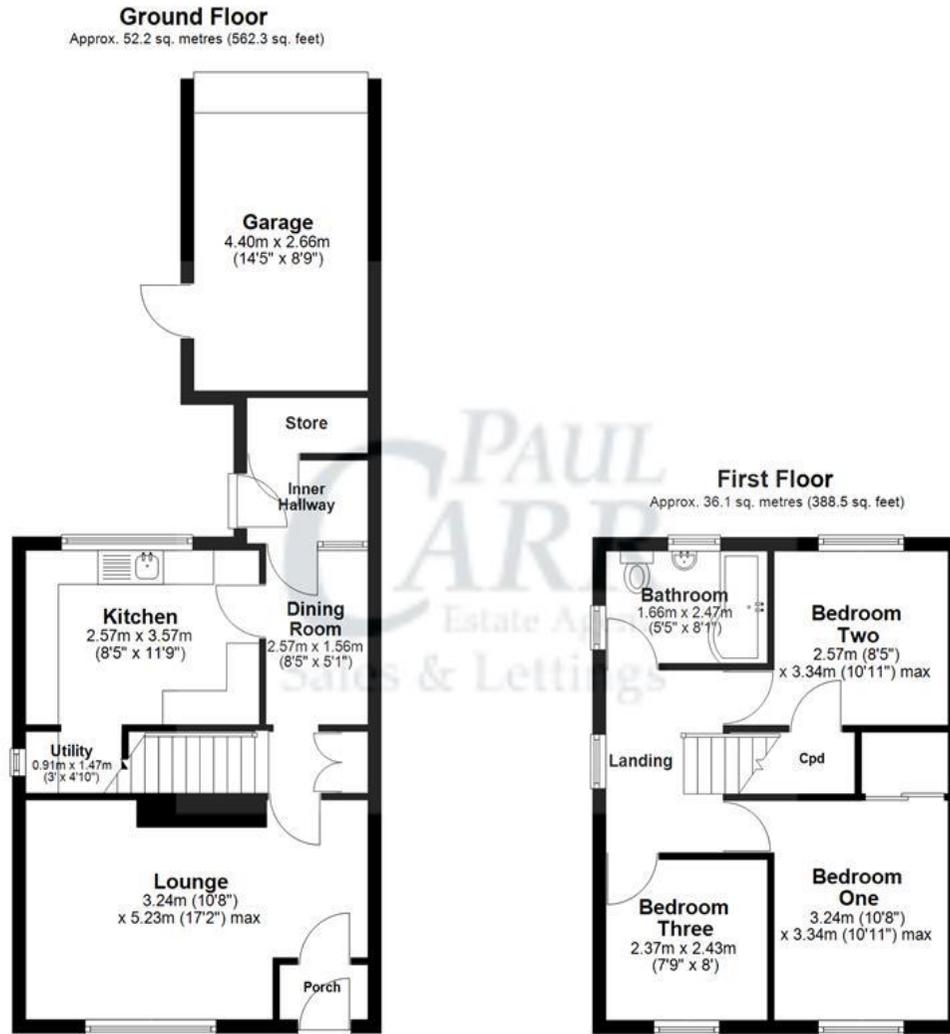
Garage
14' 5" x 8' 9" (4.40m x 2.66m)





Floor Plan

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

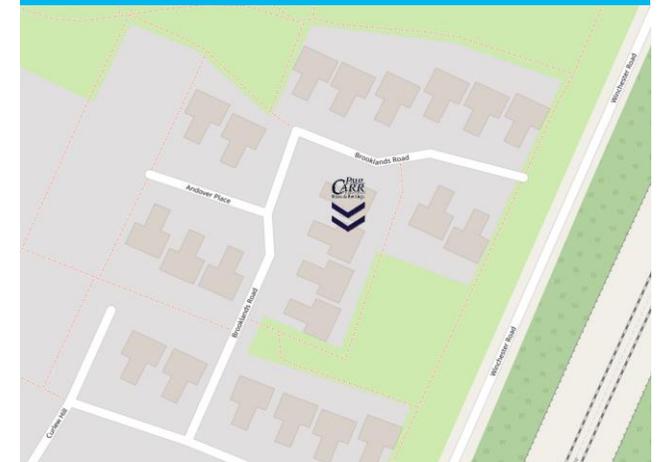


Total area: approx. 88.3 sq. metres (950.9 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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:

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.