



Progress Grove, Huntington  
Cannock, WS12 4FB

**£230,000**



Paul Carr Estate Agents are delighted to present this spacious and extended three-bedroom semi-detached family home, attractively set on a corner plot within a quiet cul-de-sac in the ever-popular Huntington area of Cannock. Offered with no onward chain, this well-maintained property provides generous living space and enjoys the added benefit of Shoal Hill Common's woodland and trail network right on the doorstep.

Deceptively roomy throughout, the accommodation includes an entrance hall leading to a bright 14ft+ lounge, a separate dining room, a kitchen with high-gloss cabinetry, and a conservatory opening directly onto the rear garden. A convenient downstairs cloakroom completes the ground floor layout.

To the first floor, three well-proportioned bedrooms are complemented by two stylish, modern bathrooms, offering excellent flexibility for family living.

Externally, the property enjoys a charming frontage with gated access, a slabbed pathway, and decorative planted borders. The low-maintenance rear garden features side gated access to the driveway, providing ample parking for multiple vehicles.

This delightful home is perfect for families or buyers seeking a peaceful yet well-connected setting. With no chain and excellent potential to personalise, early viewing is strongly recommended.

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](mailto:Cannock@paulcarrestateagents.co.uk)



PAUL  
CARR  
Estate Agents  
Sales & Lettings



### Entrance Hall

#### Lounge

14' 8" x 12' 8" (4.48m x 3.87m)

#### Dining Room

13' 0" x 8' 4" (3.96m x 2.53m)

#### Kitchen

9' 5" x 8' 4" (2.88m x 2.53m)

#### Conservatory

7' 5" x 7' 3" (2.27m x 2.22m)

#### Downstairs Cloakroom

3' 3" x 7' 2" (0.98m x 2.19m)

### First Floor Landing

#### Bedroom One

13' 7" x 9' 10" (4.14m x 3.00m)

#### Master En-Suite

6' 7" x 6' 9" (2.01m x 2.06m)

#### Bedroom Two

10' 1" x 10' 4" (3.08m x 3.14m)

#### Bedroom Three

10' 1" x 6' 4" (3.08m x 1.92m)

#### Family Bathroom

7' 1" x 5' 10" (2.17m x 1.79m)

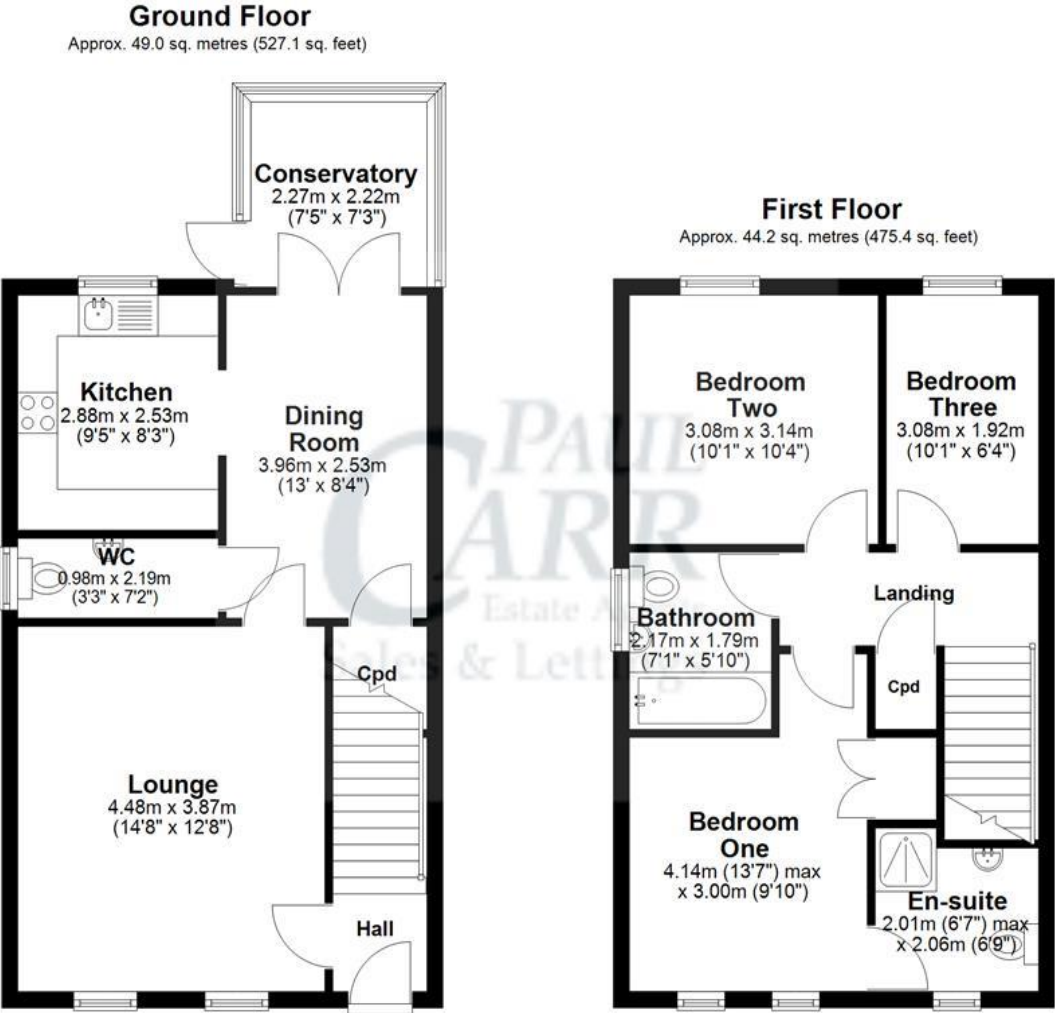






# Floor Plan

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

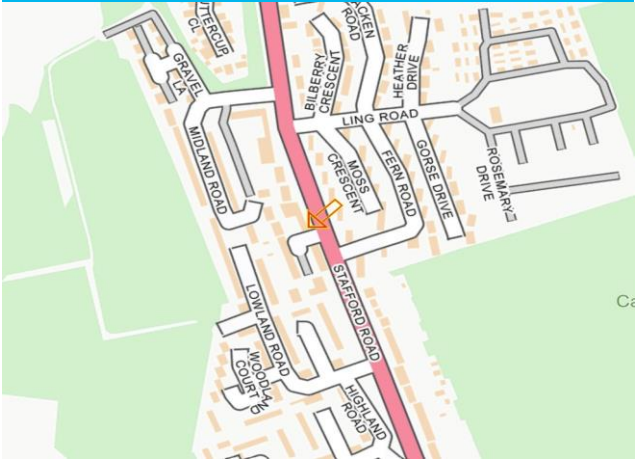


Total area: approx. 93.1 sq. metres (1002.6 sq. feet)

## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 78 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: 14th November 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 £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.