



Foxes Rake,
Cannock, WS11 5UD

£230,000

£230,000



Paul Carr Estate Agents are delighted to market this well presented two bedroom family home in Cannock with excellent access to local amenities, transport links and schools.

The property in brief comprises an Entrance Hall, Lounge and stunning Kitchen on the ground floor; the first floor comprises of two generous double Bedrooms and Family Bathroom.

Situated at the end of a quiet cul-de-sac, this well presented property offers a side private driveway with an additional piece of land opposite for further parking. The property also benefits from a private rear garden with pergola seating area, wooden decked area and a stunning Summerhouse currently set up as a Beauty Therapy Room.





Property Specification

Attention First Time Buyers
Modern Kitchen With Integrated Appliances
Landscaped Rear Garden With Pergola
Stunning Summerhouse Currently Set Up As A Beauty
Therapy Room With Side Bi-Folding Doors
Excellent Commuting Links

Entrance Hall

Kitchen 10' 6" x 7' 0" (3.20m x 2.13m)

Lounge 12' 10" x 13' 1" (3.91m x 3.98m)

Bedroom One 12' 6" x 13' 1" (3.81m x 3.98m)

Bedroom Two 11' 2" x 7' 10" (3.40m x 2.39m)

Family Bathroom 8' 10" x 4' 7" (2.69m x 1.40m)

Front

Rear

Summerhouse

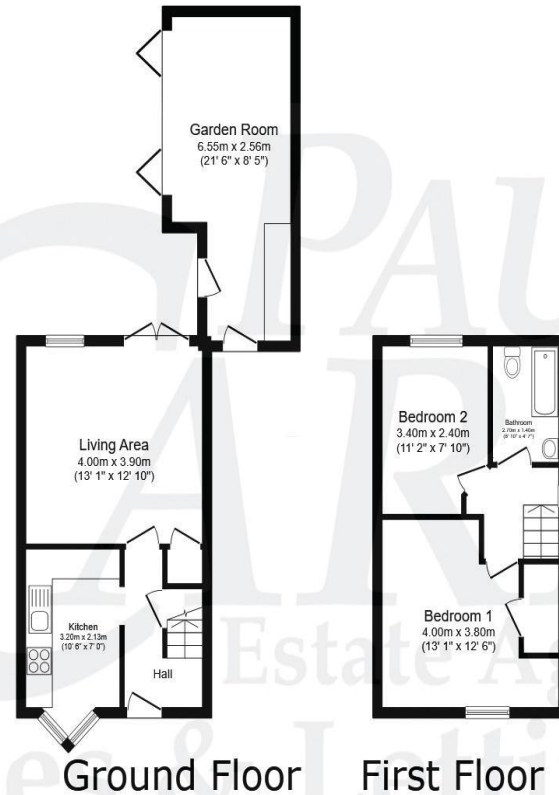
Agent's Note:

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: 21st December 2024

Services connected: Gas, Electricity, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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



TOTAL: 74.5 m² (802 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

