



Rawnsley Road,
Cannock, WS12 1JF

PAUL
CARR

£260,000

Paul Carr Estate Agents are delighted to present this well-presented three-bedroom detached family home, occupying a prime corner plot on the sought-after Rawnsley Road in Cannock.

The ground floor accommodation briefly comprises an entrance hall, a spacious lounge, and an open-plan kitchen diner fitted with an abundance of cabinetry and benefiting from useful understairs pantry storage. The kitchen diner also includes a range of stand-alone appliances, comprising a washing machine, tumble dryer, dishwasher, and fridge-freezer. From the kitchen diner, there is access to a conservatory which opens out onto the rear garden, providing an ideal additional living or entertaining space.

To the first floor are three well-proportioned bedrooms, all served by a contemporary white bathroom suite featuring aqua-boarded walls and a shower over the bath.

Set on a generous corner plot, the property benefits from a substantial driveway providing off-road parking for several vehicles and leading to a detached garage, offering excellent parking and storage options. The front garden is primarily laid to lawn, while the rear garden features a lawned area with planted borders.

This attractive detached home represents an excellent opportunity to acquire a property in a popular residential area of Cannock, conveniently located for local amenities, schools, and transport links. Early viewing is highly recommended to fully appreciate the space, position, and potential this home has to offer.

Tenure: We can confirm the property is Freehold.

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

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
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Sales & Lettings

Entrance Hall

Lounge
13' 6" x 11' 9" (4.11m x 3.59m)

Kitchen-Diner
9' 7" x 14' 10" (2.93m x 4.52m)

Conservatory
8' 6" x 8' 0" (2.60m x 2.44m)

First Floor Landing

Bedroom One
9' 8" x 15' 2" (2.94m x 4.62m)

Bedroom Two
8' 0" x 8' 10" (2.45m x 2.68m)

Bedroom Three
8' 0" x 6' 0" (2.45m x 1.84m)

Family Bathroom
6' 6" x 6' 0" (1.98m x 1.83m)

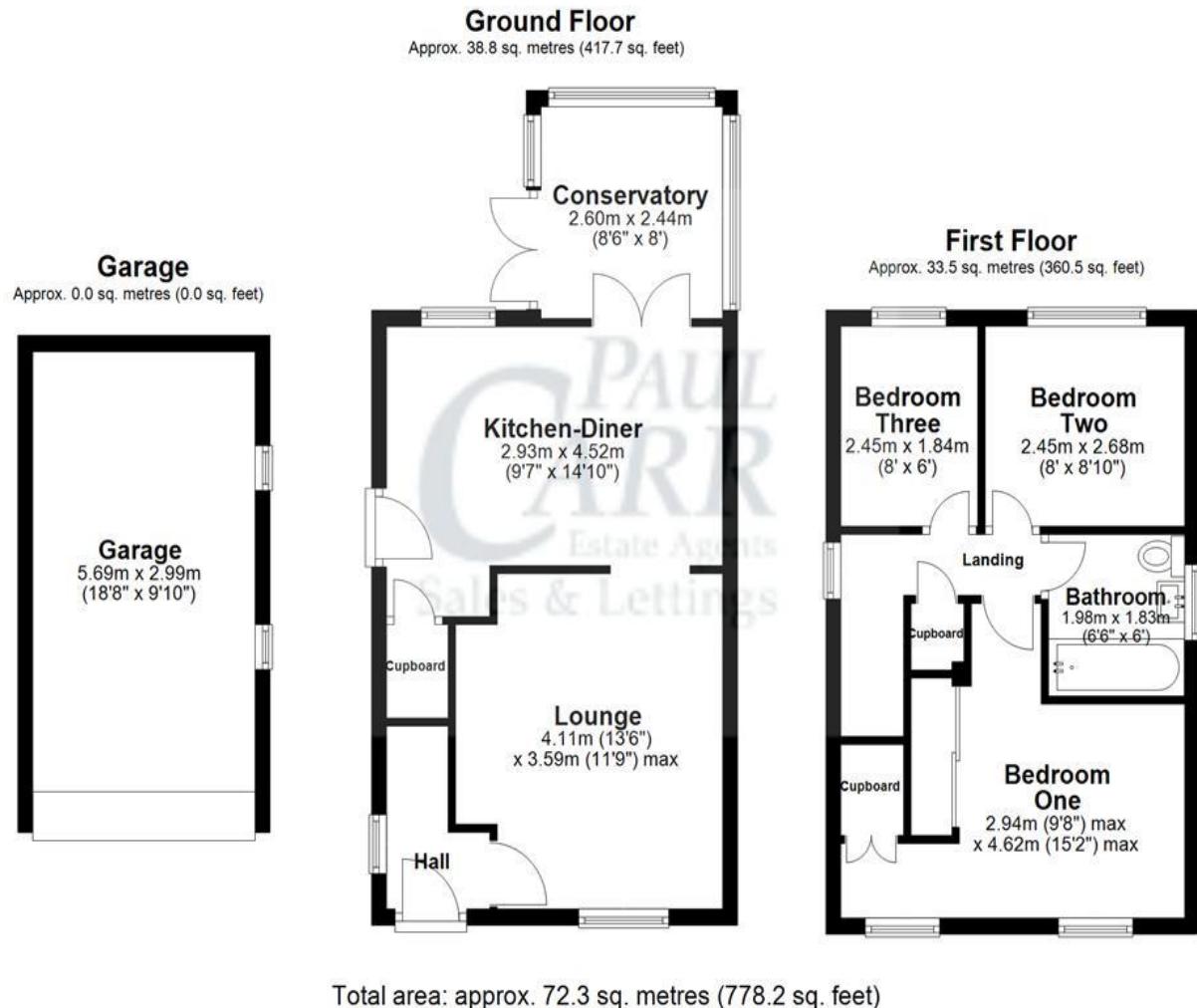
Detached Garage
18' 8" x 9' 10" (5.69m x 2.99m)



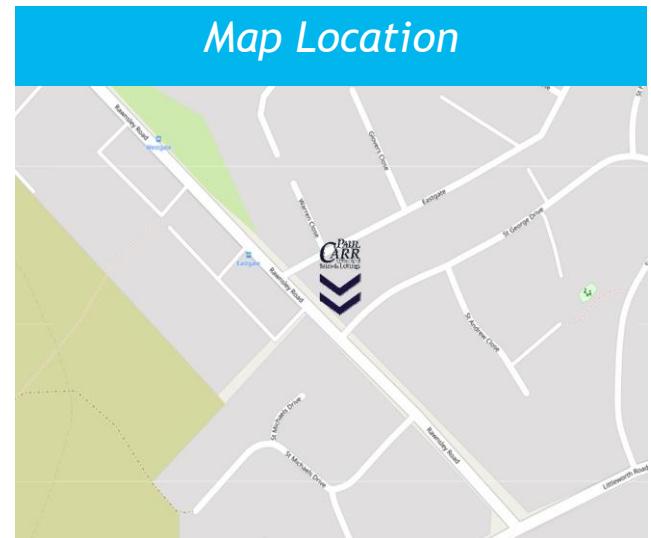


Floor Plan

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



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		







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: 17th January 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.