



James Street,
Cannock, WS11 5HU

£195,000

Paul Carr Estate Agents are delighted to present this spacious and well presented two-bedroom semi-detached family home, set on quiet cul-de-sac in the heart of Cannock providing easy access to local schools, amenities and transport links.

Deceptively roomy throughout, the accommodation includes a 12ft+ bay-fronted lounge, a very spacious kitchen-diner with understairs pantry storage and rear garden access. The first floor benefits from two well-proportioned double bedrooms and a well-appointed family bathroom.

The property frontage features a sizeable graveled driveway with parking for multiple vehicles and side access to the rear garden. The generous rear garden is primarily laid to lawn with slabbed seating area, summerhouse, storage shed and bar.

This delightful home is perfect for families or buyers seeking a well-connected setting.

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
CARR
Estate Agents
Sales & Lettings

Entrance Hall

Lounge

12' 8" x 11' 4" (3.87m x 3.45m)

Kitchen-Diner

17' 6" x 15' 3" (5.34m x 4.66m)

First Floor Landing

Bedroom One

10' 11" x 13' 11" (3.33m x 4.24m)

Bedroom Two

11' 0" x 9' 11" (3.36m x 3.03m)

Family Bathroom

8' 2" x 4' 11" (2.49m x 1.50m)



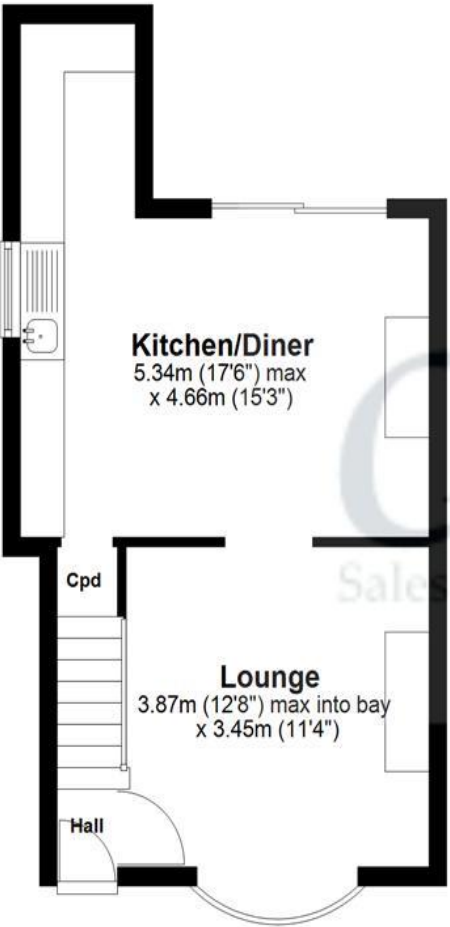


Floor Plan

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

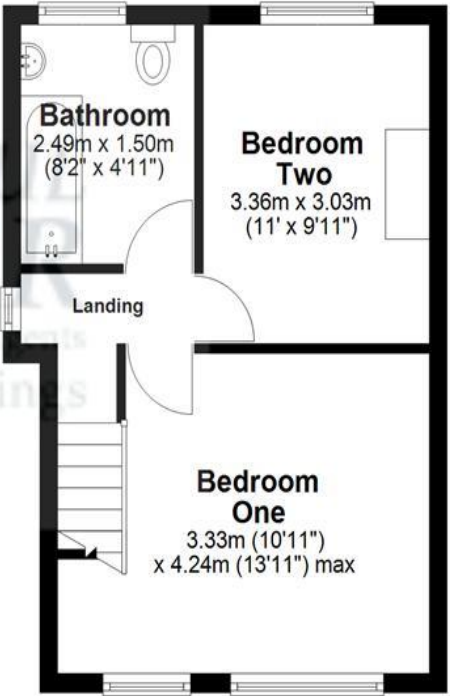
Ground Floor

Approx. 32.9 sq. metres (354.4 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.6 sq. feet)

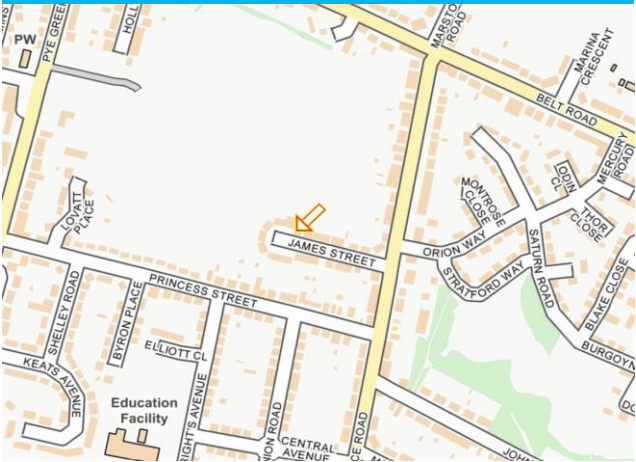


Total area: approx. 63.4 sq. metres (682.0 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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: 9th 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.

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**

 **naei | propertymark**
PROTECTED