



Walnut Drive,
Cannock, WS11 6NF

£245,000

£245,000



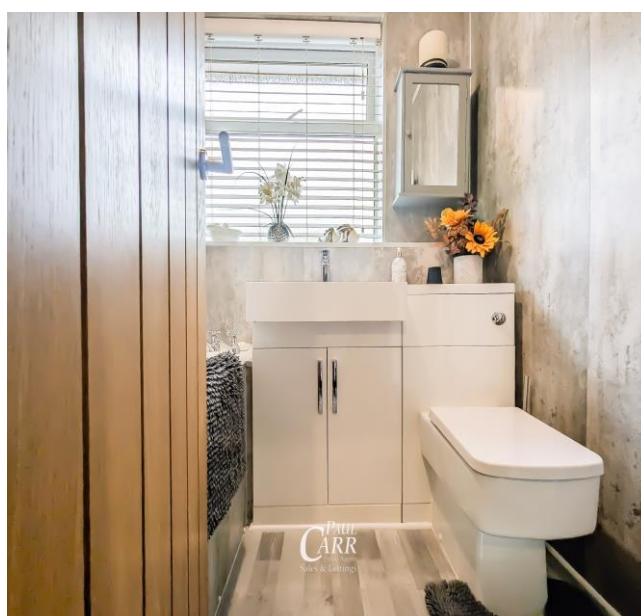
Paul Carr Estate Agents are pleased to present this spacious and well-maintained three-bedroom semi-detached home, ideally located on Walnut Drive in the heart of Cannock.

The ground floor accommodation comprises an entrance hall leading into a generous 15ft+ lounge. To the rear, the well-appointed kitchen-diner offers ample storage with plenty of fitted cabinets, as well as a useful understairs pantry for additional convenience.

Upstairs, the property boasts three well-proportioned bedrooms, two of which are particularly spacious and benefit from fitted wardrobes. The first floor is completed by a modern and stylish family bathroom. This home also benefits from eleven solar panels, offering improved energy efficiency and helping to reduce running costs.

Outside, the property continues to impress with a substantial block-paved driveway providing off-road parking for multiple vehicles, along with a covered side carport. The rear garden is a standout feature—tastefully landscaped with a manicured lawn bordered by timber sleepers, a decked seating area, a separate paved patio, and two storage sheds.





Property Specification

Three Bedroom Semi-Detached Property
Spacious 15ft+ Lounge
Modern Family Bathroom
Generously Sized Landscaped Rear Garden
Blockpaved Driveway For Multiple Vehicles & Car Port

Entrance Hallway

Lounge

15' 7" x 11' 0" (4.75m x 3.35m)

Kitchen-Diner

8' 9" x 15' 7" (2.66m x 4.75m)

First Floor Landing

Bedroom One

11' 1" x 8' 5" (3.38m x 2.56m)

Bedroom Two

8' 7" x 10' 7" (2.61m x 3.22m)

Bedroom Three

6' 9" x 8' 0" (2.06m x 2.44m)

Family Bathroom

6' 3" x 5' 9" (1.90m x 1.75m)

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: 16th September 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.

Viewer's Note:

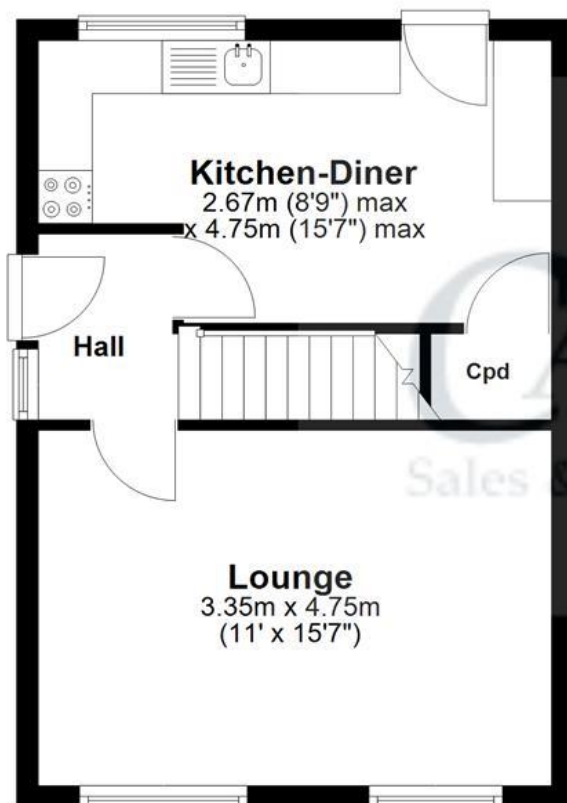
Services connected: Gas, Electricity, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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

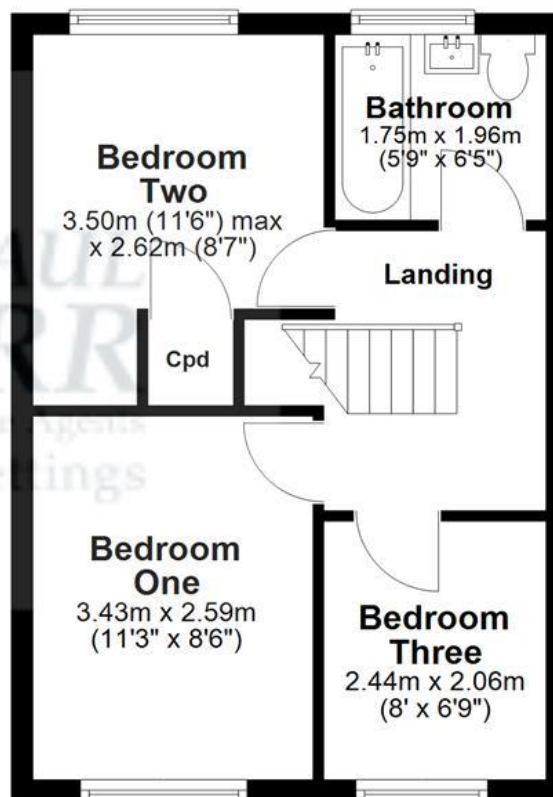
Ground Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

