



Mill Crescent, Heath Hayes,
Cannock, WS11 7ZF

£220,000

Paul Carr Estate Agents are delighted to offer this well-presented two-bedroom end-terraced family home, ideally located on the highly sought-after Mill Crescent in Heath Hayes.

Set within a quiet cul-de-sac, this property is perfectly suited to first-time buyers. The ground floor comprises a welcoming entrance hall, a modern fitted kitchen, and a spacious lounge-diner featuring double French doors that open onto the rear garden, creating a bright and inviting living space.

To the first floor are two generous double bedrooms, both benefiting from fitted or built-in wardrobes. These are served by a recently refitted family bathroom, complete with a contemporary suite and stylish tower shower.

Externally, the property enjoys a shared access driveway with a lawned frontage and gated side access. The private rear garden is a particular highlight, offering a generous paved patio area, a decked seating space, artificial turf, and two double-glazed summerhouses, one of which is insulated and fitted with power.

This impressive home offers a rare opportunity to secure a property in a prime residential location, with excellent commuting links and access to highly regarded local schools. Early viewing is highly recommended to fully appreciate everything this superb 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



Entrance Hall

Lounge-Diner
16' 7" x 11' 8" (5.06m x 3.56m)

Kitchen
9' 3" x 8' 2" (2.82m x 2.48m)

First Floor Landing

Bedroom One
9' 5" x 11' 8" (2.86m x 3.56m)

Bedroom Two
9' 10" x 11' 8" (2.99m x 3.56m)

Family Bathroom
4' 11" x 8' 7" (1.50m x 2.61m)



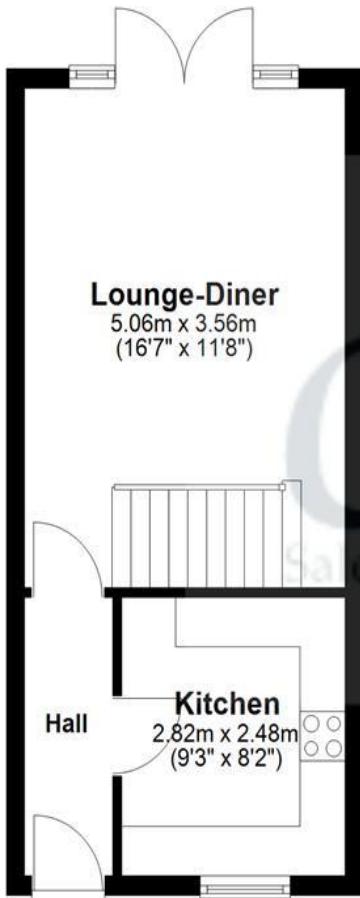


Floor Plan

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

Ground Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Lounge-Diner

5.06m x 3.56m
(16'7" x 11'8")

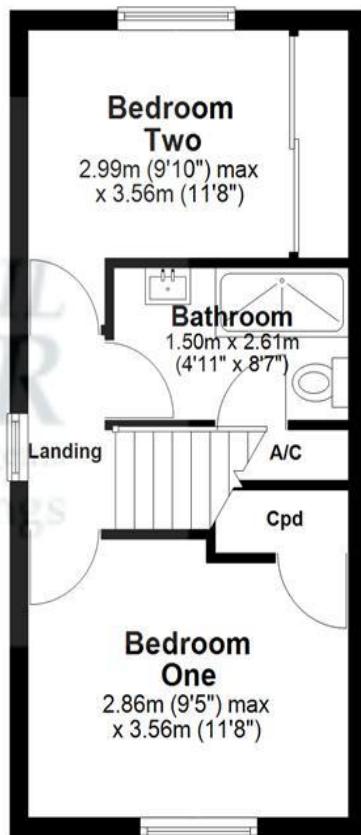
Hall

Kitchen

2.82m x 2.48m
(9'3" x 8'2")

First Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



Bedroom One

2.86m (9'5") max
x 3.56m (11'8")

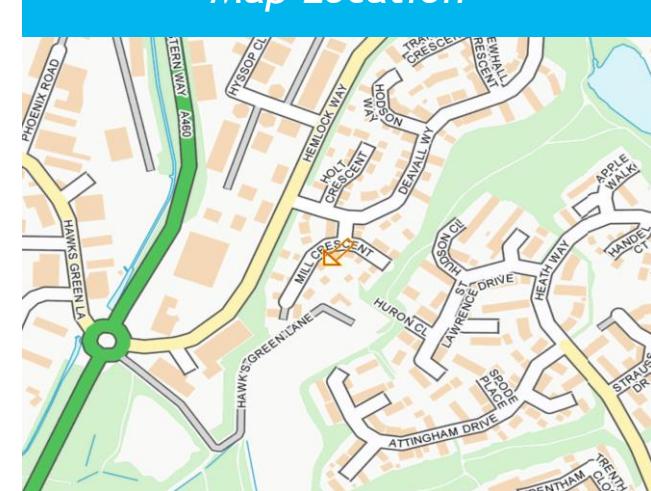
Bedroom Two

2.99m (9'10") max
x 3.56m (11'8")

Total area: approx. 56.9 sq. metres (612.3 sq. feet)

Energy Performance Rating

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: 8th 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.