



Dawes Way,  
Cannock, WS12 4WN

£220,000

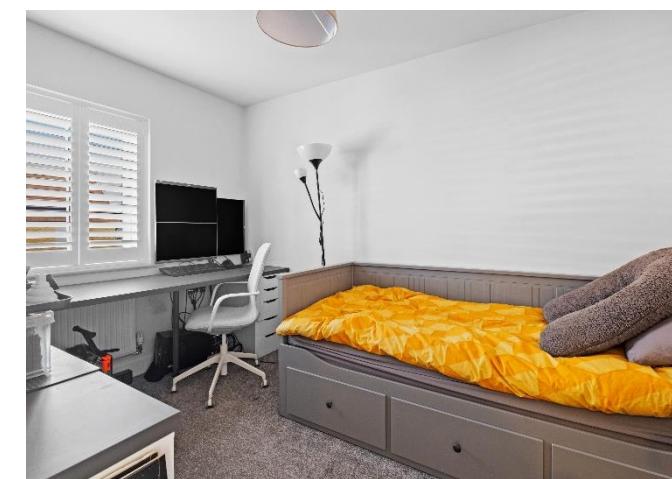
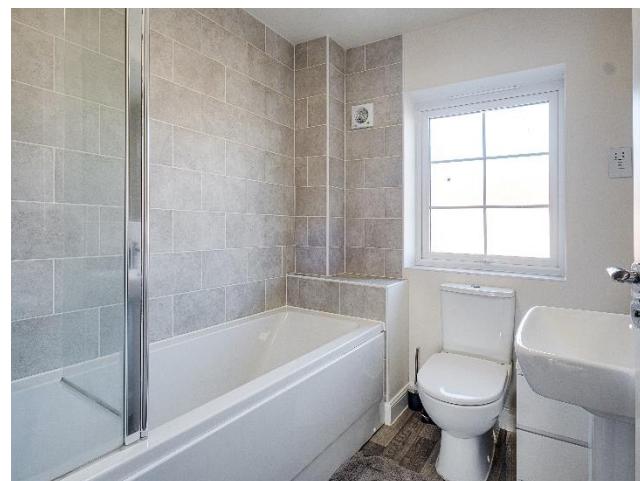
£220,000

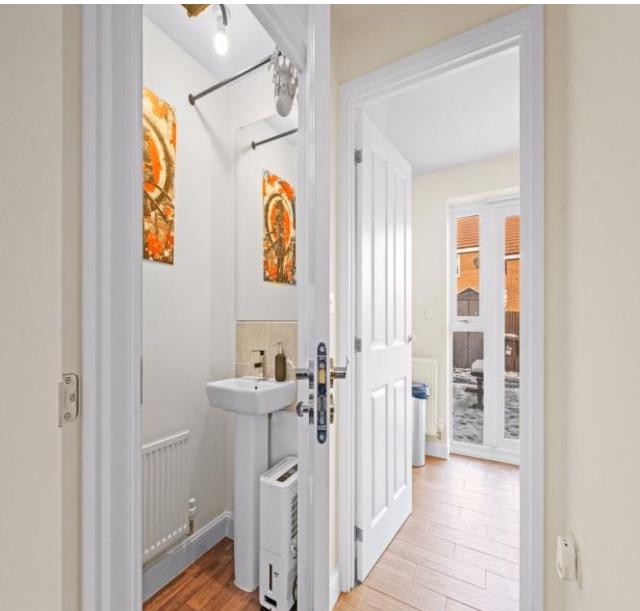
2  1  1 

Paul Carr Estate Agents are delighted to market this chain free two bedroom property situated in Hednesford, Cannock with excellent access to local amenities, transport links and schools.

The property in brief comprises an Entrance Hall, spacious Lounge, modern Kitchen-Diner and Downstairs WC on the ground floor; the first floor comprises of two generous double Bedrooms and Family Bathroom.

Accessed via a private driveway belonging to four properties, the property frontage features two allocated parking spaces. The rear garden benefits from a composite decked area with decorative graveled area and storage shed.





## Property Specification

Attention First Time Buyers  
Modern Kitchen-Diner  
Downstairs WC  
Parking For Two Vehicles  
Excellent Commuting Links

**Kitchen/Diner**  
**3.66m (12') x 2.82m (9'3")**

**Lounge**  
**3.92m (12'10") x 3.66m (12')**

**Downstairs WC**  
**1.80m (5'11") x 0.84m (2'9")**

**Bedroom 1**  
**3.56m (11'8") x 2.00m (6'7") plus 1.26m (4'2") x 1.26m (4'2")**

**Bedroom 2**  
**3.42m (11'3") x 2.51m (8'3") plus 0.37m (1'3") x 0.37m (1'3")**

**Bathroom**  
**2.02m (6'7") x 1.88m (6'2") plus 0.37m (1'3") x 0.37m (1'3")**

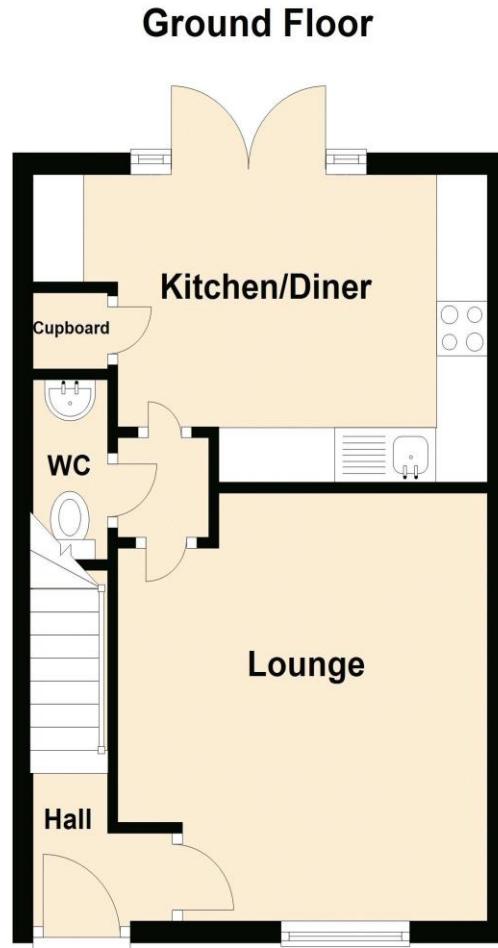
### Agent's Note:

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: 26th November 2024

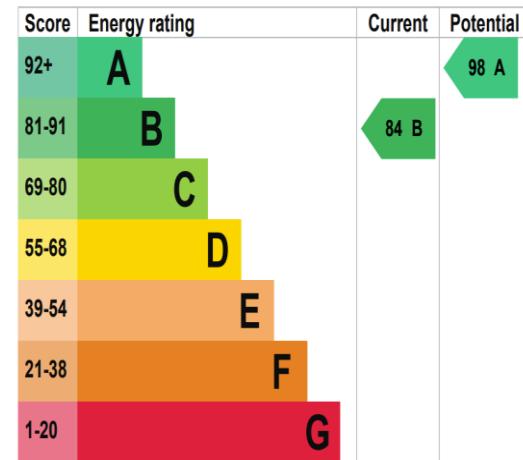
Services connected: Gas, Electrics, Water, Drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

