



Gratley Croft,
Cannock, WS12 4PZ

£240,000

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Paul Carr Estate Agents are please to market this three bedroom family home on the edge of Huntington, Cannock with excellent access to local amenities, transport links and schools.

The property in brief comprises of a spacious Lounge with modern Kitchen on the ground floor and three well sized Bedrooms and Family Bathroom on the first floor.

Situated on a quiet cul-de-sac, this well presented and much improved family home offers a spacious tarmac driveway for multiple vehicles. The property also boasts a stunning rear garden - landscaped over two tiers and unobscured views over a woodland area / trail.





Property Specification

Attention First Time Buyers
Modern Kitchen-Diner With Integrated Appliances
Spacious Front Lounge
Landscaped Rear Garden With Indian Sandstone Seating Area
Modern Fitted Family Bathroom

Lounge
14' 2" x 16' 5" (4.32m x 5.01m)

Kitchen-Diner
8' 1" x 16' 6" (2.47m x 5.03m)

Bedroom One
14' 2" x 8' 5" (4.32m x 2.56m)

Bedroom Two
8' 1" x 10' 2" (2.47m x 3.10m)

Bedroom Three
9' 2" x 7' 9" (2.79m x 2.37m)

Family Bathroom
5' 4" x 7' 9" (1.63m x 2.37m)

Front

Rear

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: 6th February 2025

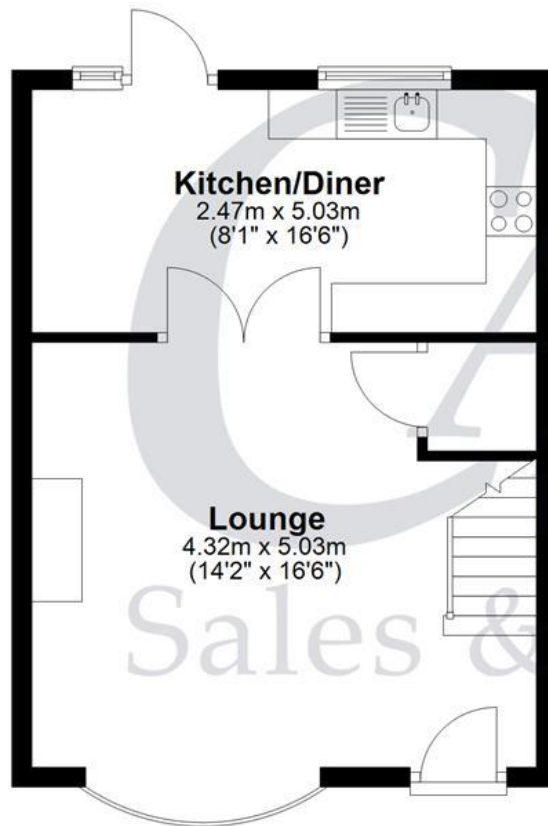
Services connected: Electricity, Gas, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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

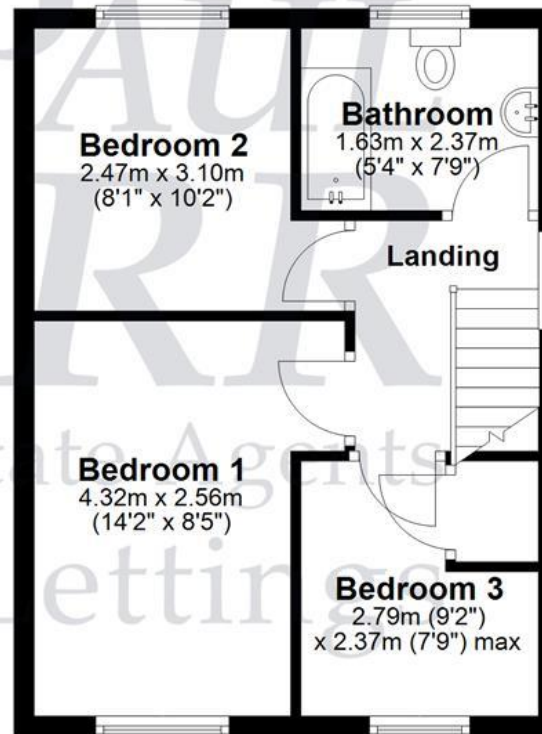
Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

