



Gratley Croft,  
Cannock, WS12 4PZ

DATA

£240,000

£240,000

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Paul Carr Estate Agents are pleased 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.





## 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

## 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)**

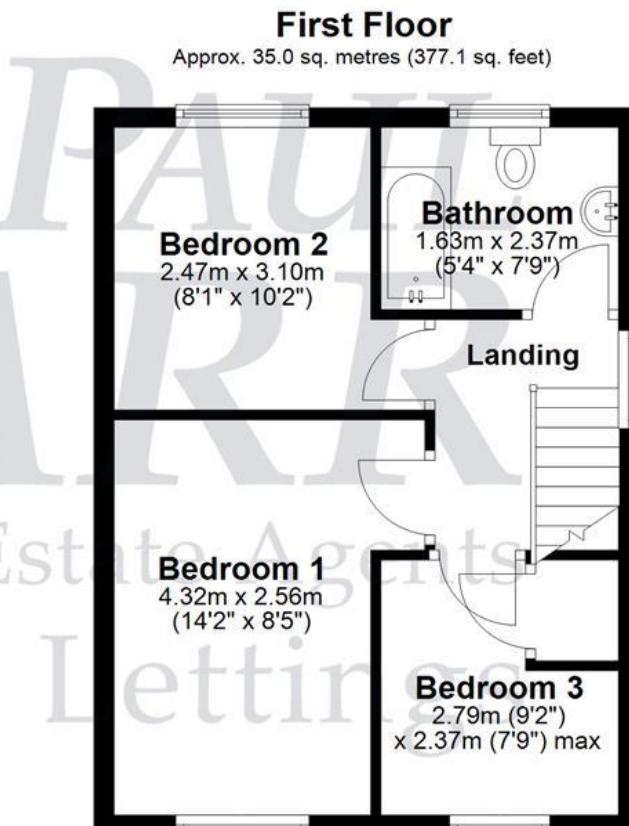
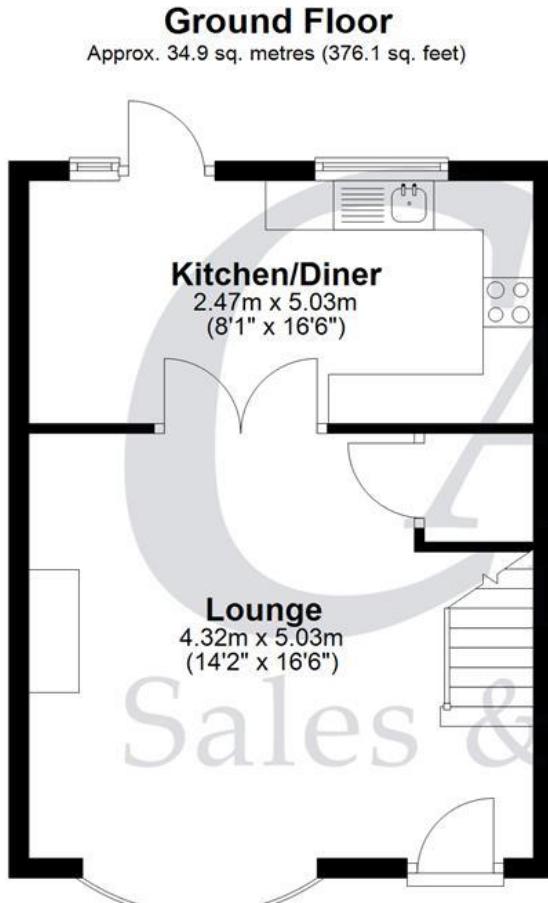
**Front**

**Rear**

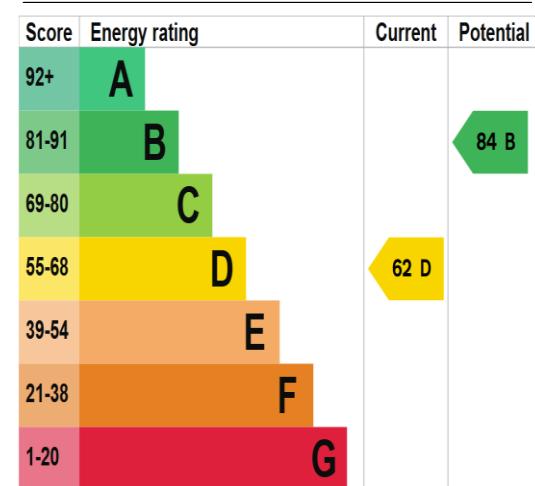
Services connected: Electricity, Gas, Water, Drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

