

Littleworth Road, Cannock, WS12 1QQ  
Offers Over £205,000



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Council Tax Band: B

## 2-Bed Extended Semi-Detached with Driveway & Garden – Littleworth Road, Cannock

Tucked away on Littleworth Road, this well-presented two-bedroom semi-detached home offers a great balance of space, comfort, and convenience. With around 70 sq m (750 sq ft) of accommodation, it's an ideal choice for first-time buyers, downsizers, or small families.

The ground floor features a bright living room with a feature fireplace, leading through to a modern fitted kitchen with ample storage and workspace. To the rear, a versatile sunroom overlooks the garden, providing the perfect spot for dining, a playroom, or a quiet retreat.

Upstairs, there are two well-proportioned bedrooms and a stylish family bathroom. Both bedrooms offer a comfortable layout, with the main bedroom providing generous space for furnishings and storage.

Outside, the property benefits from a private rear garden with established planting and lawn, perfect for relaxing or entertaining. To the front, there is a driveway providing off-road parking.

### Local Area Information

#### Schools

Families with children will find plenty of good options nearby. Within about half a mile there are several well-rated primaries including St Peters CofE Primary Academy, Hazel Slade Primary Academy, and Five Ways Primary School. Secondary schooling is also close by with Kingsmead School, Staffordshire University Academy, and Cannock Chase High School all within roughly 1.5 to 2.5 miles.

#### Transport Links

The area is well connected. The closest train station is Hednesford, less than a mile away, which provides access to the Chase Line. Cannock station is also nearby with regular services to Birmingham in around 35 minutes, as well as onward connections to London and Stafford. Bus services from Cannock town centre link the area to Birmingham, Walsall, Wolverhampton, and other surrounding towns.

#### Shops, Amenities and Leisure

There are a number of local convenience stores nearby for everyday needs. Cannock town centre and the popular Designer Outlet West Midlands are just a few minutes away, offering a wide range of shops, cafes, and restaurants. For those who enjoy the outdoors, the property is close to Hednesford Hills and Cannock Chase, an Area of Outstanding Natural Beauty with forest walks, wildlife, and cycling trails. Golf enthusiasts will also find Beaudesert Golf Club within easy reach.

#### Safety and Neighbourhood

This part of Cannock is considered a safe and settled area with a welcoming community feel. The neighbourhood is largely made up of families and professionals, providing a good balance of quiet residential living with easy access to amenities.

#### Why People Choose Littleworth

Littleworth offers a friendly, community-focused environment with good schools, nearby parks, and excellent transport connections. The location combines the convenience of Cannock town with quick access to Birmingham, Stafford, and the beautiful Cannock Chase countryside. Less than a five minute walk to Hazelslade nature reserve which leads to Cannock Chase

#### Anti-Money Laundering & ID Verification

Once an offer is accepted on a property marketed by Open House Estate Agents Staffordshire, we are legally required to carry out identity verification and anti-money laundering checks on all purchasers. Ongoing monitoring is also conducted throughout the

transaction until completion. To complete these checks, we use Landmark's secure verification platform. This process confirms your identity and source of funds in line with current regulations. It is important to note that this is not a credit check and will have no impact on your credit rating.

The cost of the verification is £30.00 including VAT per buyer. This fee is payable in advance once an offer has been agreed and before a Memorandum of Sale is issued. The charge is non-refundable.

By proceeding with your purchase, you agree to these checks being carried out as required by law.

#### Living Room

9'7" x 16'7" (2.94 x 5.06)

The living room is a bright and welcoming space, featuring a cosy fireplace as its focal point. Large windows allow plenty of natural light to fill the room, creating a warm and inviting atmosphere. The room comfortably accommodates seating and offers a pleasant view through the double doors leading to the kitchen.

#### Kitchen

12'11" x 9'2" (3.95 x 2.81)

The kitchen is modern and practical, fitted with white cabinetry and contrasting dark countertops. It includes integrated appliances and features a door to the side, providing convenient access. Double doors open into the sunroom, allowing natural light to flow through and creating a connection with the garden.

#### Utility Area

Small utility area under stairs, just adjacent to the kitchen, hand for storage and washing machine or dryer.

#### Sunroom

11'8" x 9'1" (3.56 x 2.79)

This light-filled sunroom benefits from a pitched glass roof and large windows that wrap around the space, offering excellent views of the garden. French doors open directly onto the lawn, making it a lovely spot to relax and enjoy the outdoors whatever the weather.

#### Bathroom

6'1" x 9'9" (1.86 x 2.99)

The bathroom is well-appointed with a modern suite, including a bathtub, wash basin, and toilet. The room is brightened by a frosted window and has neutral tiling and laminate flooring, providing a fresh and clean feel. The bathroom also has a stand alone shower cubicle which can be seen on the 360 tour

#### Bedroom 1

9'8" x 12'9" (2.95 x 3.91)

This bedroom is spacious and comfortable, with a large window that assures plenty of natural light. It features neutral décor with a patterned wallpaper accent wall and ample built-in storage, making it a restful retreat.

There is triple glazing for extra insulation and sound proofing

#### Bedroom 2

6'6" x 12'11" (2.00 x 3.95)

The second bedroom is a smaller, cosy room that could serve well as a child's bedroom or a guest room. It has a window overlooking the garden and simple décor, allowing for easy personalisation.

#### Rear Garden

The garden is a delightful and secluded outdoor space, featuring





mature trees and shrubs that create a natural, private setting. A lawn runs down the centre with planted borders and garden furniture, making it an ideal area for relaxation or outdoor activities. Furthermore there is a hot and cold tap outside

#### Front Exterior

The property presents a traditional brick-built exterior with large windows and a small porch at the front. A driveway provides parking space, completing the attractive and practical frontage.





**Open House Staffordshire**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>84</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	