



Paddock House, Old Penkridge Road,
Cannock

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Orchard House

Paddock House: a home of the future. Part of a small eco development of 'smart' homes set in the gated community of a very private and secluded setting, located in the superior Shoal Hill area in Cannock. Boasting super smart eco key features throughout, a south facing rear garden, the possibility for a loft conversion with package deals available and excellent commuter benefits.

Entrance Hallway

Triple glazed composite front entrance door with fixed floor to ceiling side panel. Underfloor heating. Ceiling spotlights. Loft access. Doors to all rooms

Lounge, Kitchen & Dining Area

24'6 x 15'10

Open Plan

Lounge Area

Bi-fold doors to rear aspect. Underfloor heating. Spotlights.

Bespoke Kitchen & Dining Area

Modern wall, base and drawer units. Central island. Quartz waterfall worktops. Integrated Neff appliances throughout including dishwasher, washing machine and fridge/freezer. Hide and slide oven with microwave combination. Extractor. Sink/drain. Spotlights. Underfloor heating. Triple glazed window and bi-fold doors to rear aspect.

Utility Room

5'4 x 7'2

Modern wall and base units. Quartz worktops. Sink/drain. Underfloor heating. Spotlights. Triple glazed window and door to side aspect.



Master Bedroom

11'03 x 12'1

Bi-fold doors to rear patio. Wall mounted TV point. Underfloor heating. Ceiling light point. Door to En-Suite

En-suite

Walk-in Mira shower. Back to wall rimless WC. Vanity wash hand basin. Underfloor heating. Spotlights. Porcelanosa tiled walls and flooring.

Double Bedroom Two

11'2 x 11'2

Triple glazed window to front aspect. Wall mounted TV point. Underfloor heating. Ceiling light point. Door to En-Suite.

En-suite

Walk-in Mira shower. Back to wall rimless WC. Vanity wash hand basin. Underfloor heating. Spotlights. Porcelanosa tiled walls and flooring.

Double Bedroom Three

10'11 x 10'7

Triple glazed window to front aspect. Wall mounted TV point. Underfloor heating. Ceiling light point

Luxury Family Bathroom

Triple glazed window to front aspect. Back to wall rimless WC. Vanity wash hand basin. Freestanding bath. Underfloor heating. Spotlights. Porcelanosa tiled walls and flooring.

Externally

Front

Accessed via a wide private driveway. Electric gates. Intercom system. Visitor parking spaces. EV charging point.

Rear

Fully enclosed south facing rear garden. Porcelain tiles. Mechanical ventilation with heat recovery solar panels. Pedestrian access. Sectional electric garage door.

Garage

Electric Remote controlled door. Parking for two vehicles.



Super Smart Eco Friendly Key Features

- 'A' Rated efficient build, ultra sealed and insulated using mechanical ventilation system with heat recovery
- Residence flush casement windows with triple glazing
- Thermally Broken Aluminium bi-fold doors
- Kensa ground source heat pump with App controlled intelligent heating system
- 3.6 KW Solar PV system with 5 KW battery storage that is expandable to 25KW and feed in connection to sell power to the grid
- Electric Vehicle charging point
- Smart underfloor heating powered by ground source heat pumps
- Solar PV power generation

Special Key Features

- Approximately 1350 Sq Ft of living accommodation
- South facing rear garden
- Fitted with loft conversion spec attic trusses allowing for loft conversion at a later date subject to relevant permissions, pre-wired and plumbed, opening up a further 500 Sq Feet
- Multiple bi-folding doors with level access to the outside space

Potential First Floor Conversion

Removable beam and space for staircase for optional First Floor conversion; pre-wired, plumbed and fitted with attic trusses allowing for 2 bedrooms and family bathroom or 2 en-suites or a master bedroom with dressing room and en-suite.

Package Deals

Package deals available upon request for conversion (following purchase) for a fixed cost to include stairs, bathrooms, tiles and suites plaster boarding, skimming, insulation, electrics, painting, plumbing and windows.

Location

Set in a superior location in the highly desirable Shoal Hill area within walking distance of Shoal Hill Common and Cannock Town Centre offering a range of small businesses, amenities and traditional markets. Situated in a practical position of a coveted community, combining countryside with convenience located close to the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history

Furthermore, close to Birches Valley Forest, Chasewater Country Park and countless Nature Reserves. Boasting easy access to a vast variety of amenities, many local schools and the Designer Outlet featuring prestige shops, restaurants and cafes.

Commuter Benefits

Easy access to the M6, A38 and the M54 gives an easy commute to Birmingham, Derby, Nottingham, Stoke on Trent, Wolverhampton and Telford. Whilst easy access to Cannock, Penkridge, Stafford and Lichfield train stations give fast access to Manchester, Leeds and London. Birmingham Airport is also only 35 minutes away on the M6 toll road.



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Price

£775,000

Tenure: Freehold

EPC Rating: A

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To view this property please contact us on

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