

New Penkridge Road

Cannock, WS11 1HN

John German



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Offers Over
£850,000

Chaseley Lodge is an executive detached family home sitting proudly behind secure electric gates, situated in the highly desirable area of Shoal Hill nestled on the Edge of Cannock Chase an area of Outstanding Natural Beauty.

Chaseley Lodge is an impressive four bedroom detached family home sitting proudly behind secure electric gates with intercom system, offering over 2,100 square feet of accommodation spread over two floors along with a separate detached double garage. The home boasts two reception rooms, laundry and a breathtaking open plan kitchen/dining/living area to the downstairs, and upstairs four generous double bedrooms, master with dressing area & en-suite along with a modern family bathroom. Location wise this property is superbly situated, its located down a small unadopted lane serving just one other home and is nestled right of the edge of Cannock Chase. Cannock Chase is designated as An Area of Outstanding Natural Beauty and is a lovely place to walk, cycle or trek. The nearby town of Cannock & village of Penkridge are only a short distance away and offer a wide range of pubs, restaurants, high street shops, Train stations along with both primary and secondary schools.

The current owners have done a spectacular job at renovating, modernising, and extending Chaseley Lodge during their ownership to create what is now a superb, detached family home. The property comprises of composite entrance door opening into the welcoming hallway with wooden flooring, oak internal doors leading off to the ground floor accommodation, spotlights to the ceiling, oak staircase with glass balustrade leading to the first-floor landing, and a useful understairs storage cupboard. Accessed off the hallway with the guest cloakroom comprising of low level WC, wash hand basin, chrome style heated towel rail, spotlights to the ceiling, and an obscured window to the front aspect. The versatile snug/home office is a great second reception room, with dual aspect windows to the front and side aspects, carpeted flooring, and wall light points. The impressive living room has a UPVC double glazed bay window to the front aspect, feature living flame gas fireplace, carpeted flooring, ceiling light point and UPVC double glazed French doors leading out to the rear garden. The utility/laundry room is fitted with a range of matching light grey wall and base units with inset stainless-steel sink with drainer and mixer tap over, space and plumbing for a washing machine & tumble dryer and a door leading out to the side of the property. The heart of the home is the impressive open plan kitchen/dining/living having been recently extended along with cleverly designed and planned with modern family living in mind, offering bi-folding doors leading out to the rear garden, tiled flooring with underfloor heating, spotlights to the ceiling, Velux skylights allowing natural light to enter the room, along with ample space for a large dining table & chairs as well as a separate seating area. The kitchen boasts a large island with breakfast bar area, along with an extensive range of two-tone wall and base units with fitted work surfaces over, and a generous range of hi-end integrated kitchen appliances.

Upstairs there is a beautiful galleried landing with doors off to the four bedrooms and family bathroom. All four bedrooms are generously sized double bedrooms, The largest three benefit from fitted wardrobes, and the impressive master bedroom benefits from its own dressing area with fitted wardrobes and a luxury en-suite shower room. The modern family bathroom comprises of walk-in shower with rainfall shower, low level WC, wash hand basin, floating bathroom unit with sink, heated towel rail, spotlights to the ceiling and an obscured UPVC double glazed window to the front aspect.

Outside to the front of the property are secure electric gates with intercom system, opening out to the large block-paved driveway providing ample off-road parking for various vehicles along with access into the detached double garage with electric roller door. To the rear of the property is a landscaped enclosed garden with a large block-paved patio seating area, lawned garden and a variety of plants, trees and shrubs.

Agents note: The property is located off an unadopted lane

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Cannock Chase District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA12082025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

2463 ft²

228.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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