



Wolverhampton Road, Wedges Mills  
Cannock, WS11 1SX

Offers in Excess of £475,000



# Wedges Mills

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Paul Carr Estate Agents are privileged to present to market this one-of-a-kind detached period property in the quaint village of Wedges Mills, on the fringe of Cannock Chase.

This well presented extended family home is briefly comprised of a Entrance Porch, Hallway, bay-fronted Lounge, Family Bathroom and open plan Kitchen-Living space on the ground floor with four Bedrooms on the first floor.

This exceptional family home is positioned on a generous plot with parking for multiple vehicles on the front and an expansive garden which is home to a detached annex - an ideal space for multi-generational living or could serve as a versatile Swimming Pool Room, depending on needs. The annex offers privacy and flexibility, making it perfect for accommodating extended family or guests. The garden itself boasts a great deal of privacy with an unobstructed outlook over the surrounding fields.







## Property Specification

\*Attention Those Seeking Multi-Generational Living\*  
Traditional Period Blending Character Features  
And Modern Fixtures & Fittings  
Open Plan Kitchen-Living Space  
Four Generous Bedrooms  
Generous Plot With Parking For Multiple Vehicles

Lounge 13' 0" x 12' 3" (3.96m x 3.73m)

Open Plan Kitchen Living Area 17' 8" x 25' 1"  
(5.38m x 7.64m)

Family Bathroom 8' 2" x 7' 0" (2.49m x 2.13m)

Bedroom One 12' 4" x 11' 7" (3.76m x 3.53m)

Balcony

Bedroom Two 13' 5" x 10' 3" (4.09m x 3.12m)

Bedroom Three 8' 0" x 7' 6" (2.44m x 2.28m)

Bedroom Four 8' 2" x 5' 1" (2.49m x 1.55m)

Loft Room 17' 1" x 11' 8" (5.20m x 3.55m)

External

Annex / Swimming Pool Room 15' 6" x 24' 8" (4.72m  
x 7.51m)

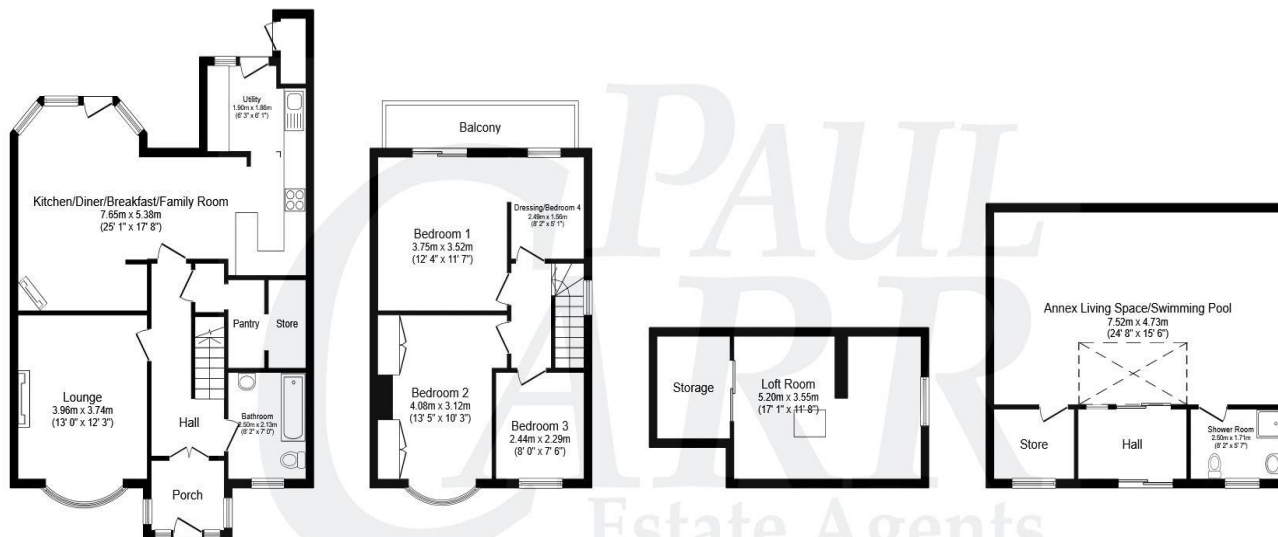
### Agent's Note:

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 December 2024

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

# Floor Plan

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



**Ground Floor**  
Floor area 75.7 m<sup>2</sup> (814 sq.ft.)

**First Floor**  
Floor area 45.0 m<sup>2</sup> (485 sq.ft.)

**Loft Floor**  
Floor area 23.1 m<sup>2</sup> (248 sq.ft.)

**Annex/Swimming Pool**  
Floor area 51.2 m<sup>2</sup> (551 sq.ft.)

TOTAL: 195.0 m<sup>2</sup> (2,099 sq.ft.)

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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

