



Holder Drive,
Cannock, WS11 1TL

£525,000

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Paul Carr Estate Agents are privileged to present to market this stunning four bedroom detached family home situated on Holder Drive, off Sandy Lane in Shoal Hill, Cannock.

This extended property is briefly comprised of a central Entrance Hallway, stunning Kitchen-Diner, Lounge, Sitting Room, Utility, Downstairs Cloakroom and partially converted integral Garage on the ground floor, with four double Bedrooms and four Bathrooms on the first floor.

This well presented family residence is situated at the end of a quiet cul-de-sac in Shoal Hill, Cannock. Offering ample parking for multiple vehicles, the property frontage benefits from a spacious blockpaved driveway, decorative flower beds with side gated access. The rear of the property is primarily laid to lawn with decorative borders and a slabbed seating area.





Property Specification

Extended Four Bedroom Family Home In Cannock's Most Desirable Postcode
Spacious Entrance Hallway
Four Double Bedrooms
Four Bathrooms
Utility Room

Lounge 15' 7" x 13' 2" (4.76m x 4.01m)

Kitchen-Diner 10' 4" x 21' 11" (3.16m x 6.67m)

Dining Room / Sitting Room 19' 2" x 8' 2" (5.83m x 2.50m)

Downstairs Cloakroom 5' 6" x 2' 9" (1.68m x 0.83m)

Utility 8' 2" x 8' 2" (2.49m x 2.50m)

Bedroom One 13' 3" x 24' 2" (4.03m x 7.36m)

Master En-Suite 5' 5" x 8' 0" (1.65m x 2.45m)

Bedroom Two 18' 0" x 8' 2" (5.48m x 2.50m)

En-Suite Bathroom 7' 9" x 4' 0" (2.36m x 1.22m)

Bedroom Three 8' 8" x 11' 1" (2.63m x 3.38m)

En-Suite Bathroom 6' 0" x 8' 2" (1.82m x 2.50m)

Bedroom Four 12' 5" x 10' 8" (3.78m x 3.24m)

Family Bathroom 7' 2" x 5' 0" (2.18m x 1.52m)

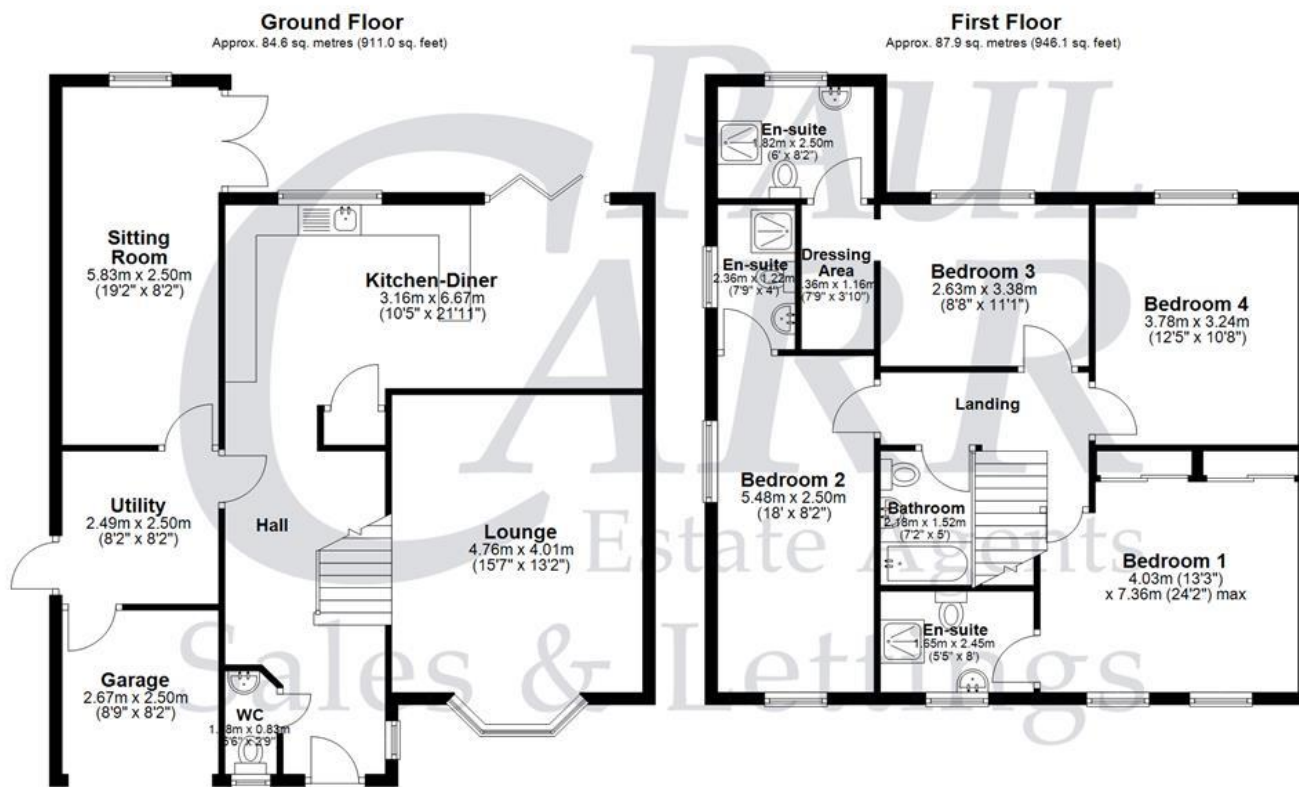
Agent's Note:

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: 5th February 2025

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

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

