



Shoal Hill Close,
Cannock, WS11 1TW

£475,000

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Paul Carr Estate Agents are delighted to present to market this well presented three bedroom detached family home situated on Shoal Hill Close, off New Penkridge Road in Shoal Hill, Cannock.

This extended property is briefly comprised of a central Entrance Hallway, Kitchen, Lounge, Office, extended Orangery, Downstairs Shower Room and Double Garage on the ground floor, with three double Bedrooms and spacious Bathroom 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 leading to the Double Garage and side gated access. The rear of the property is primarily laid to lawn with decorative borders and a slabbed seating area.





Property Specification

Extended Three Bedroom Family Home In Cannock's Most Desirable Postcode
Spacious Entrance Hallway
Three Double Bedrooms
Two Bathrooms
Double Garage

Kitchen

3.99m (13'1") x 2.94m (9'8")

Lounge-Diner

6.87m (22'6") max x 4.04m (13'3")

Shower Room

1.84m (6') x 1.62m (5'4")

Office

4.75m (15'7") x 2.67m (8'9")

Orangery / Sitting Room

4.04m (13'3") x 3.50m (11'6")

Bedroom Three

3.52m (11'7") x 2.18m (7'2")

Bedroom One

5.46m (17'11") x 2.81m (9'3")

Bedroom Two

3.49m (11'5") x 2.00m (6'7")

Bathroom

2.50m (8'2") x 2.25m (7'5") max

Double Garage 5.32m (17'5") x 4.76m (15'7")

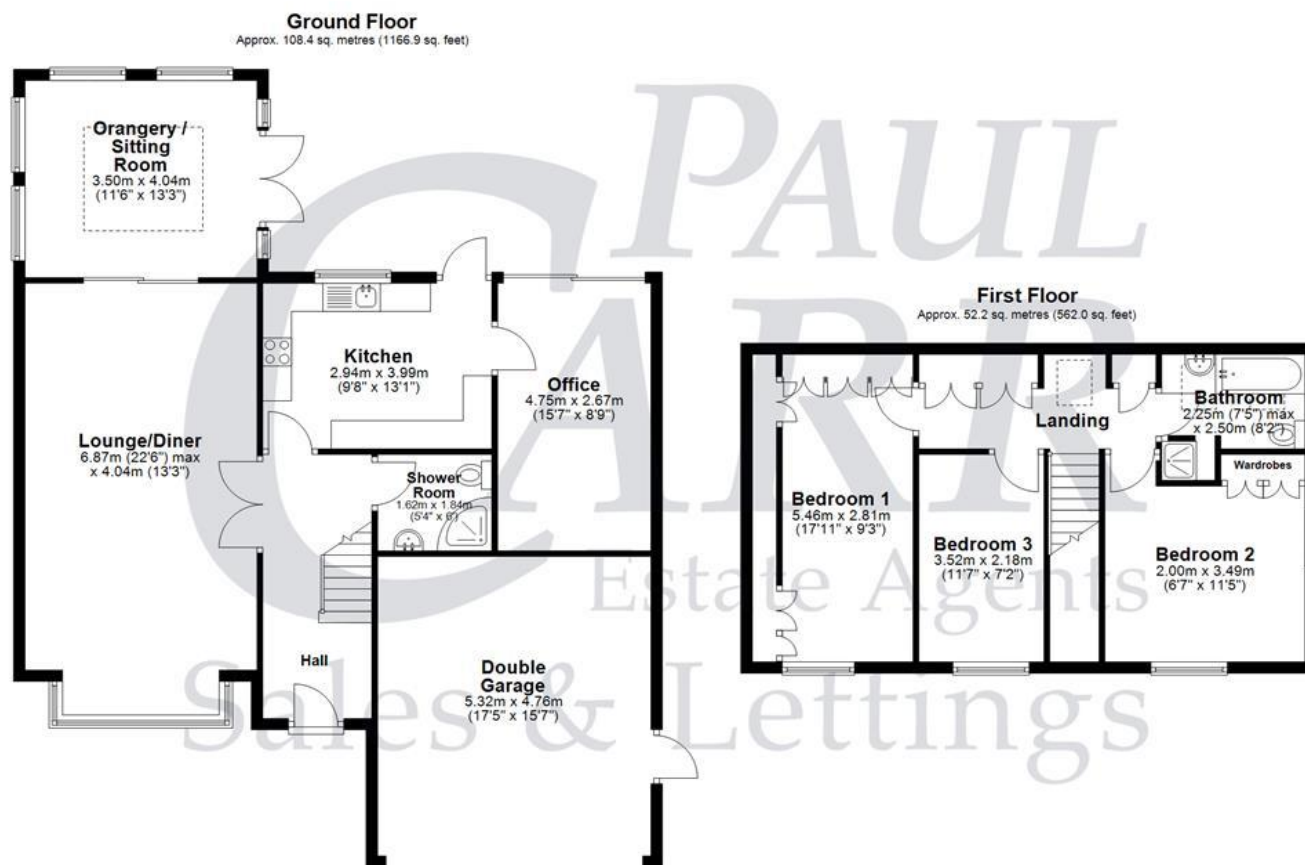
Agent's Note:

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: 10th 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		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

