



St. Lukes Close,  
Cannock, WS11 1BB

£340,000

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Paul Carr Estate Agents are delighted to present to market this well presented three bedroom detached family home situated on the coveted St. Lukes Close just outside the Shoal Hill area in Cannock.

This detached family home is briefly comprised of a central Entrance Hall, Kitchen, Lounge-Diner, converted Utility / Dining Room and Downstairs Cloakroom on the ground floor, with three Bedrooms and Bathroom on the first floor.

This well presented family residence is situated on a generous corner plot on the highly desirable St. Lukes Close, just off Shoal Hill in Cannock. Offering ample parking for multiple vehicles, the property frontage benefits from a lawn area decorative borders, an adjacent ornamental garden and driveway for multiple vehicles with double gates leading to the rear garden offering further parking, decorative graveled areas with mature plants and detached brick built Workshop / Garage equipped with power and lighting.





## Property Specification

Situated On A Generous Corner Plot Just Outside The Shoal Hill Area  
26ft+ Open Plan Lounge-Diner With Exposed Brick Fireplace  
28ft+ Utility Conversion With Granite Worktops And Cast Iron Log Burner Stove

### Entrance Hall

Lounge-Diner 26' 1" x 11' 1" (7.94m x 3.39m)

Kitchen 12' 9" x 8' 10" (3.89m x 2.68m)

Utility / Dining Room 28' 8" x 9' 2" (8.74m x 2.8m)

Downstairs Cloakroom

First Floor Landing

Bedroom One 12' 0" x 8' 11" (3.65m x 2.71m)

Bedroom Two 11' 6" x 8' 11" (3.51m x 2.71m)

Bedroom Three 8' 8" x 8' 0" (2.63m x 2.44m)

Family Bathroom 6' 4" x 7' 11" (1.93m x 2.42m)

External

Detached Workshop / Garage  
21' 2" x 8' 8" (6.45m x 2.65m)

### Agent's Note:

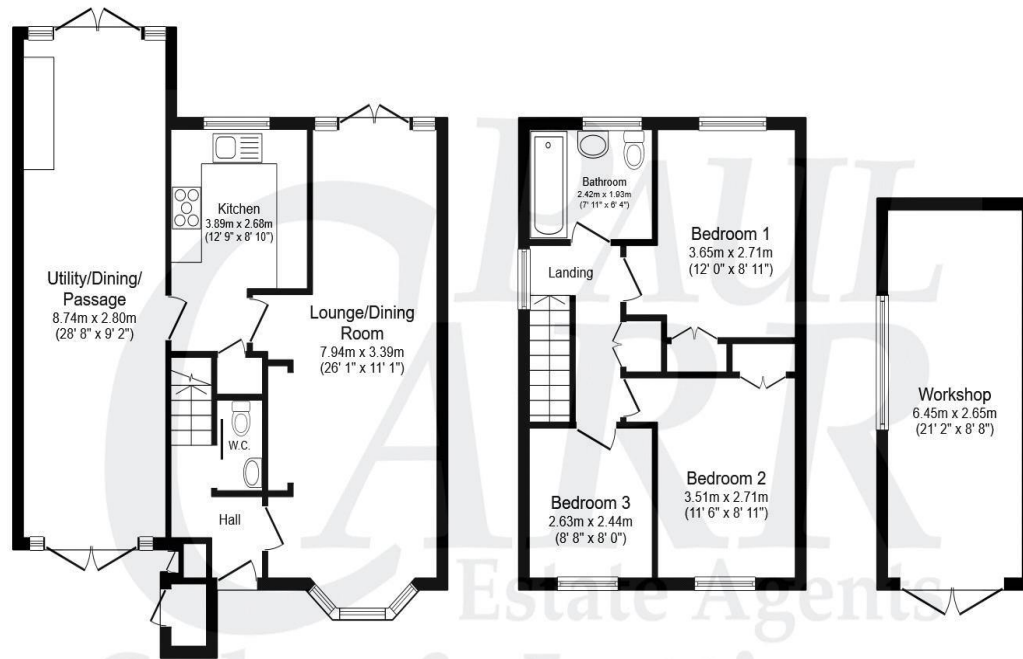
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

### Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage  
Council tax band: D  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0  
Restrictions: N/A

# Floor Plan

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



**Ground Floor**  
Floor area 67.7 sq.m. (729 sq.ft.)

**First Floor**  
Floor area 41.1 sq.m. (442 sq.ft.)

**Outbuilding**  
Floor area 17.1 sq.m. (184 sq.ft.)

TOTAL: 125.9 sq.m. (1,356 sq.ft.)

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## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

