



Old Penkridge Road,
Cannock, WS11 1HX

£395,000

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Paul Carr Estate Agents are delighted to present to market this stunning three bedroom detached family home on the highly sought after Old Penkridge Road in Shoal Hill, Cannock.

This well presented property is briefly comprised of an Entrance Hallway, modern open plan Kitchen-Diner, Lounge, Sitting Room, Utility with Downstairs Cloakroom on the ground floor; the first floor is comprised of three double Bedrooms and a Family Bathroom.

This family residence is situated on the highly sought after Old Penkridge Road, Shoal Hill in Cannock. Offering ample parking for multiple vehicles, the property frontage benefits from a spacious blockpaved driveway, front storm porch and side gated access to the rear. The rear of the property is primarily laid to lawn with decorative borders whilst also benefiting from a blockpaved seating space and wooden decked area.





Property Specification

Bespoke Built Family Home In Cannock's Most Desirable Postcode
Open Plan Living With Two Sets Of Bi-Folding Doors To The Rear Garden
Three Double Bedrooms
Modern Family Bathroom & Downstairs WC

Entrance Hall

Lounge 15' 10" x 18' 8" (4.83m x 5.68m)

Kitchen-Diner 20' 0" x 12' 8" (6.09m x 3.85m)

Sitting Room 12' 4" x 11' 4" (3.75m x 3.45m)

Utility 6' 9" x 9' 5" (2.06m x 2.88m)

Downstairs Cloakroom 6' 9" x 2' 10" (2.06m x 0.87m)

Bedroom One 15' 11" x 15' 0" (4.84m x 4.56m)

Bedroom Two 13' 1" x 11' 11" (3.98m x 3.63m)

Bedroom Three 9' 2" x 12' 8" (2.8m x 3.86m)

Family Bathroom 7' 5" x 13' 2" (2.27m x 4.02m)

Double Garage 13' 9" x 15' 3" (4.19m x 4.66m)

External

Agent's Note:

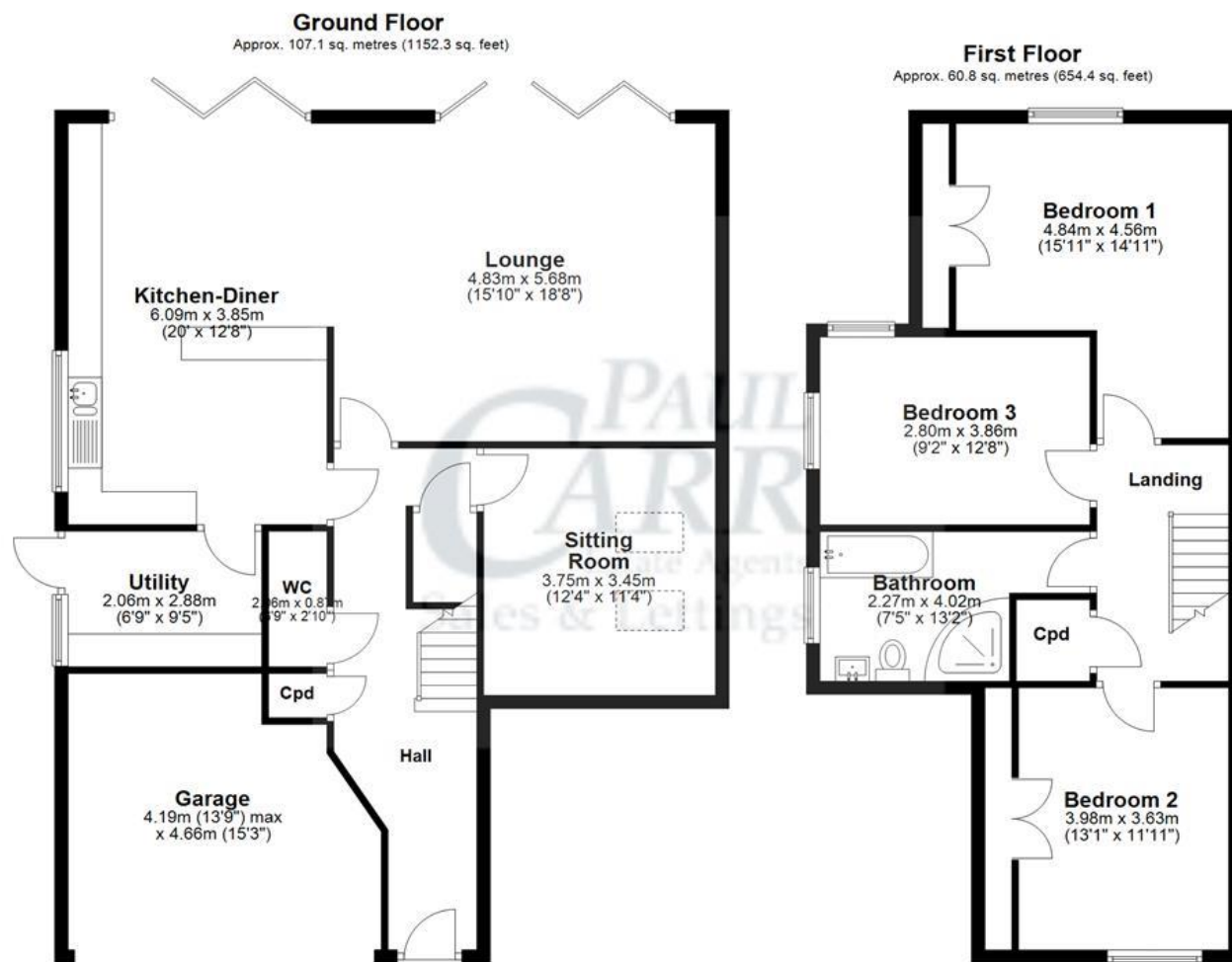
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

