



Mallard Way,
Cannock, WS11 9BA

£465,000

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Paul Carr Estate Agents are delighted to bring to market this executive five bedroom detached family home situated on a sought after residential development in Norton Canes.

This detached family home is briefly comprised of an Entrance Hallway, open plan Kitchen-Diner, 20ft Lounge, Utility and Downstairs Cloakroom on the ground floor; with five Bedrooms and two Bathrooms on the first floor.

This exceptional property benefits from a prime plot on a quiet cul-de-sac overlooking onto a green area. The property frontage benefits from a tarmac driveway for multiple vehicles leading to the integral Garage. The recently landscaped rear garden is predominately laid with porcelain tiles, with an artificial lawn, composite decked area and summerhouse bar.





Property Specification

Stunning Kitchen-Diner With Quartz Worktops And
Modern Integrated Appliances
17ft+ Lounge
Utility

Two Modern Bathrooms & Downstairs Cloakroom
Landscaped Rear Garden With Porcelain Slabbed Seating

Entrance Hall

Lounge 17' 4" x 12' 0" (5.29m x 3.67m)

Kitchen-Diner 12' 8" x 25' 9" (3.86m x 7.85m)

Utility 11' 0" x 6' 7" (3.35m x 2.01m)

Downstairs Cloakroom

First Floor Landing

Bedroom One 12' 3" x 11' 4" (3.74m x 3.45m)

Master En-Suite 7' 8" x 6' 7" (2.34m x 2.01m)

Bedroom Two 10' 2" x 11' 4" (3.09m x 3.45m)

Bathroom Three 10' 2" x 12' 2" (3.09m x 3.71m)

Bathroom Four 10' 6" x 9' 11" (3.19m x 3.01m)

Bathroom Five 10' 2" x 7' 8" (3.09m x 2.34m)

Family Bathroom 10' 1" x 8' 6" (3.07m x 2.59m)

Garage 17' 4" x 10' 8" (5.29m x 3.25m)

Agent's Note:

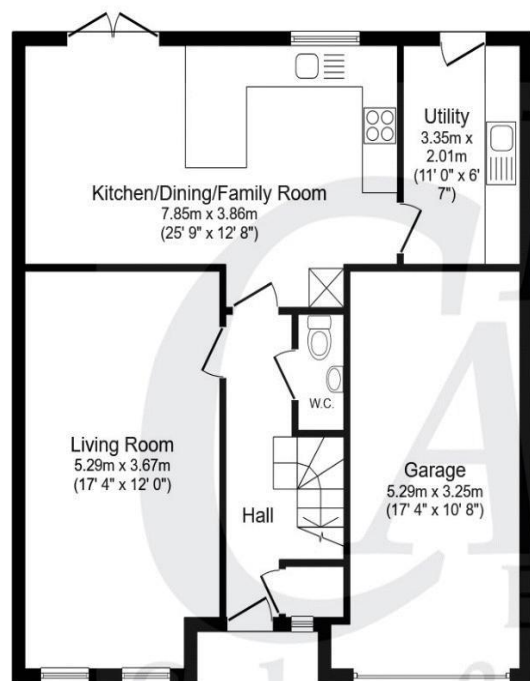
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 28th March 2025

Viewer's Note:

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

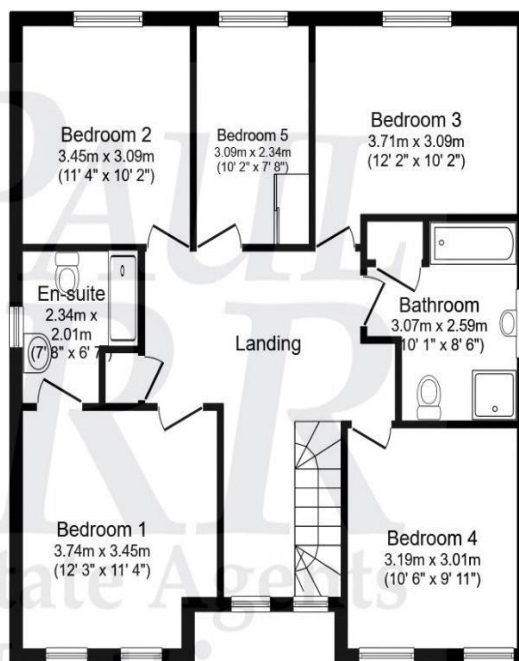
Floor Plan

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



Ground Floor

Floor area 79.2 sq.m. (853 sq.ft.)



First Floor

Floor area 79.0 sq.m. (850 sq.ft.)

TOTAL: 158.2 sq.m. (1,703 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating

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

Map Location

