



Stafford Road, Huntington  
Cannock, WS12 4LZ

**£500,000**



# Huntington

£500,000



Paul Carr Estate Agents are thrilled to present this unique 1930s detached family home, perfectly suited for those who love the outdoors. Set on a fantastic plot in Cannock, this 4/5 bedroom property is ideally located between the scenic Shoal Hill Common and Cavans Wood, making it a haven for nature enthusiasts. With excellent commuting links nearby, it provides the perfect balance of outdoor tranquility and modern convenience.

This well presented property is briefly comprised of a spacious Reception Hallway, 18ft+ Breakfast Kitchen, two reception rooms and Downstairs Cloakroom on the ground floor; the first floor is comprised of Four double Bedrooms, a Dressing Room and two Bathrooms.

Positioned on a generous plot, this executive family residence is set back from the road with a generous driveway for multiple vehicles. The private rear garden is landscaped over two tiers and features a generous lawn with mature decorative borders including a variety of plants and shrubbery - including a blossom tree. The rear garden also benefits from a greenhouse, coal store and a Victorian street lamp.







## Property Specification

1930s Executive Family Home  
Four Double Bedrooms With Dressing Room  
Generous Footprint Exceeding 2900+ sq ft  
18ft+ Breakfast Kitchen  
Double Garage  
Walking Distance From Both Shoal Hill Common & Cavans Wood

Entrance Porch

Reception Hall

Lounge 18' 8" x 13' 1" (5.7m x 3.99m)

Dining Room 13' 6" x 13' 1" (4.12m x 3.99m)

Breakfast Kitchen 18' 11" x 17' 2" (5.76m x 5.24m)

Downstairs Cloakroom

First Floor Landing

Bedroom One 12' 10" x 17' 2" (3.91m x 5.23m)

Dressing Room 13' 0" x 12' 6" (3.96m x 3.82m)

Master En-Suite 13' 0" x 4' 4" (3.96m x 1.32m)

Bedroom Two 13' 2" x 10' 8" (4.01m x 3.26m)

Bedroom Three 13' 1" x 10' 3" (3.99m x 3.12m)

Bedroom Four 7' 11" x 9' 9" (2.42m x 2.96m)

Family Bathroom 9' 4" x 8' 0" (2.85m x 2.45m)

Double Garage 17' 5" x 17' 2" (5.3m x 5.24m)

### Agent's Note:

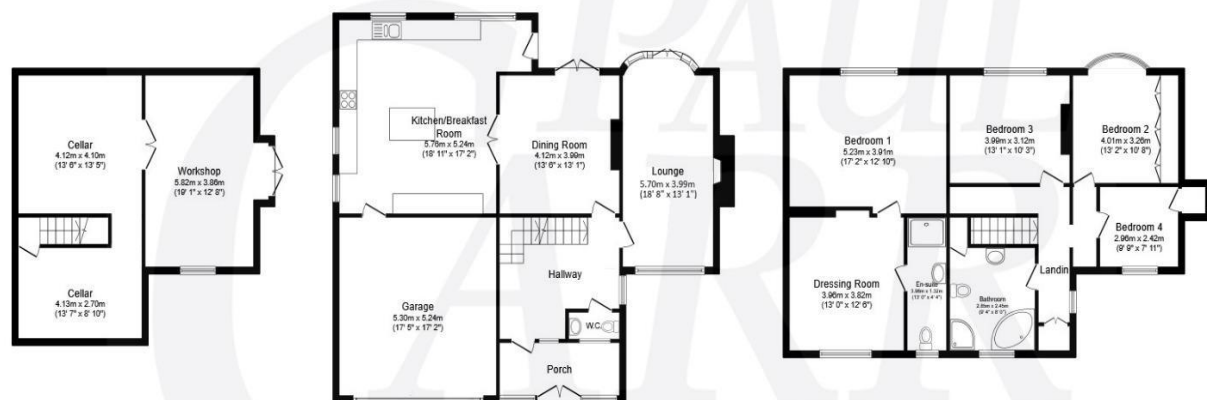
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or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

# Floor Plan

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



## Cellar

Floor area 54.3 sq.m.  
(584 sq.ft.)

## Ground Floor

Floor area 119.1 sq.m. (1,281  
sq.ft.)

## First Floor

Floor area 98.6 sq.m. (1,061 sq.ft.)

TOTAL: 271.9 sq.m. (2,927 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

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

## Map Location

