



Lloyd Street,  
Cannock, WS11 1HE

**£320,000**



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Paul Carr Estate Agents are pleased to present this substantially extended and beautifully maintained four-bedroom detached family home, ideally positioned on the highly desirable Lloyd Street, just off the prestigious Hatherton Road in Cannock.

This impressive residence offers spacious and versatile accommodation across two floors. The ground floor features a spacious kitchen, a generously sized lounge with separate dining room, a utility room, and a convenient downstairs cloakroom. Upstairs comprises four well-proportioned bedrooms, including a huge 16ft+ master bedroom with en-suite facilities, in addition to a contemporary family bathroom.

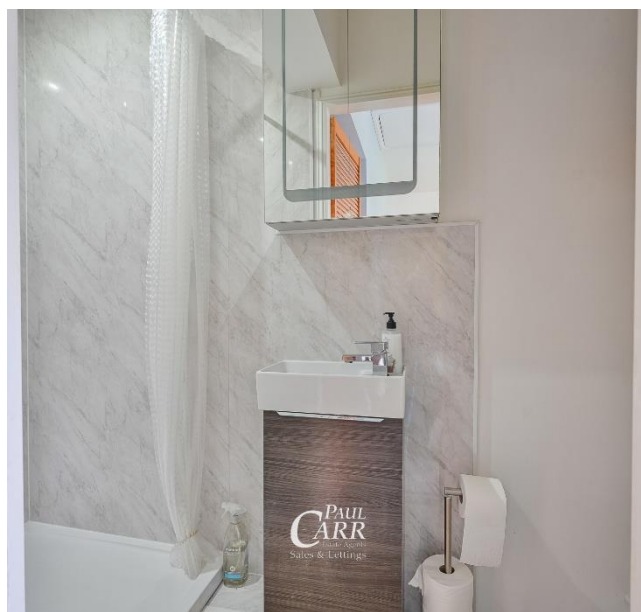
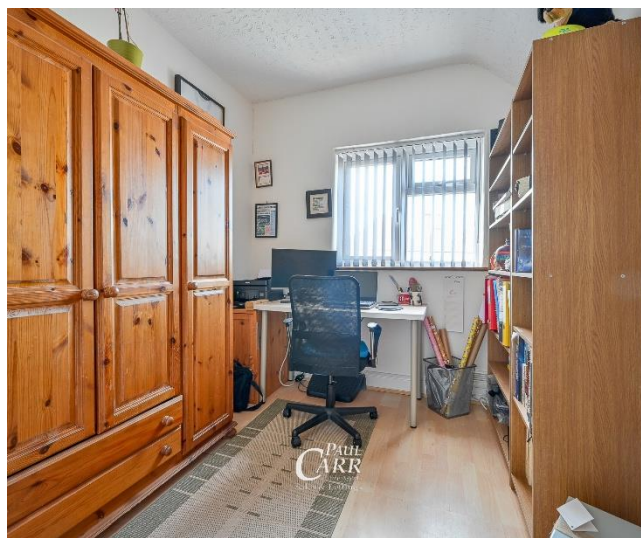
Externally, the property benefits from off-road parking for one vehicle. The front also features a block-paved area and gated side access. The rear garden is a particular highlight, offering a large lawn with mature borders, a block-paved patio perfect for outdoor entertaining, two storage sheds, and secure gated access to the front.

Lloyd Street enjoys an excellent location with convenient access to Cannock town centre and is ideally situated for commuters, with nearby road links to the M6, M6 Toll, A5, and A34 providing direct routes to Birmingham, Stafford, and Wolverhampton.

The property falls within the catchment area for several well-regarded schools, making it an ideal choice for families. Nearby schools include Bridgtown Primary School, St. Luke's Church of England Primary School, and the popular Chase Grammar School.







## Property Specification

Generously Extended Detached Family Home  
Two Bathrooms & Downstairs Cloakroom  
Blockpaved Frontage For One Vehicle  
Utility Room  
Generous Rear Garden  
Highly Sought After Lloyd Street On The Fringe Of Shoal Hill

Lounge 9' 9" x 16' 6" (2.97m x 5.03m)

Dining Room 12' 3" x 16' 6" (3.74m x 5.03m)

Kitchen 12' 3" x 13' 7" (3.74m x 4.14m)

Conservatory 9' 5" x 16' 6" (2.87m x 5.03m)

Utility 4' 9" x 8' 2" (1.46m x 2.49m)

Downstairs Cloakroom 3' 6" x 3' 10" (1.06m x 1.17m)

### First Floor Landing

Bedroom One 16' 9" x 16' 6" (5.11m x 5.03m)

En-suite 7' 9" x 2' 11" (2.36m x 0.89m)

Bedroom Two 12' 3" x 10' 0" (3.73m x 3.04m)

Bedroom Three 8' 11" x 8' 0" (2.72m x 2.44m)

Bedroom Four 6' 0" x 10' 0" (1.84m x 3.04m)

Family Bathroom 5' 10" x 10' 0" (1.78m x 3.04m)

### Agent's Note:

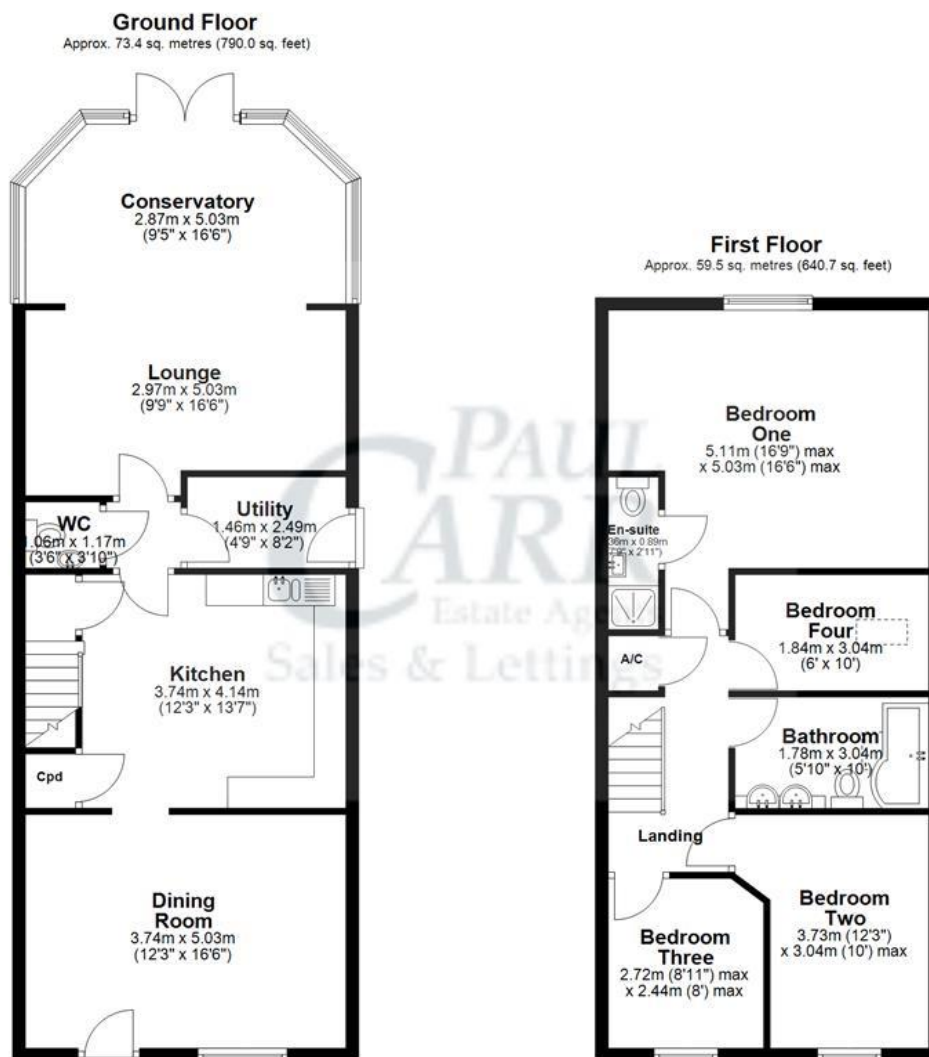
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: C  
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		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

