



Peterborough Drive,
Cannock, WS12 3YN

£375,000

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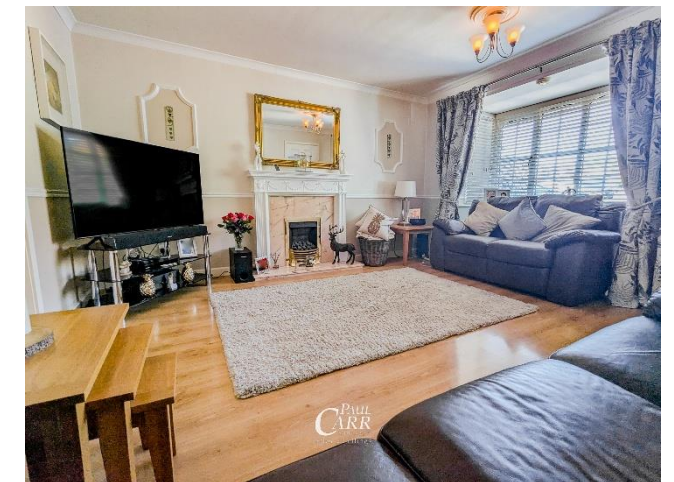
Paul Carr Estate Agents are pleased to present this exceptionally spacious detached family residence, ideally positioned at the end of a peaceful cul-de-sac in the highly sought-after Heath Hayes area of Cannock. The property enjoys convenient access to a range of local amenities including shops, transport links, picturesque nature walks, and the popular McArthurGlen Designer Outlet Village.

This superb home also lies within the catchment area for several highly regarded schools, including Gorsemoor Primary School, Five Ways Primary School, and Kingsmead School, making it an ideal choice for families.

Internally, the accommodation comprises an inviting entrance hallway, a well-proportioned lounge, separate dining room, a high-quality solid wood kitchen, a downstairs cloakroom, conservatory, and access to an integral garage.

To the first floor, the property offers four generously sized bedrooms and a modern family bathroom, providing comfortable and flexible living space throughout.

Externally, the home boasts a substantial block-paved driveway providing off-road parking for three to four vehicles. The beautifully landscaped rear garden features a well-maintained lawn, an elegant Indian sandstone patio seating area, and a useful storage shed—ideal for both relaxation and outdoor entertaining.





Property Specification

Spacious Four Bedroom Detached Family Home
Spacious Solid Wood Kitchen
Two Reception Rooms
Downstairs Cloakroom
Situating In Desirable Heath Hayes Area With Excellent
School Catchments

Porch 3' 9" x 7' 6" (1.14m x 2.28m)

Lounge 13' 10" x 13' 10" (4.21m x 4.22m)

Dining Room 11' 0" x 9' 2" (3.36m x 2.79m)

Kitchen 11' 0" x 16' 6" (3.36m x 5.03m)

Downstairs Cloakroom 3' 7" x 4' 4" (1.10m x 1.32m)

Conservatory 11' 3" x 9' 11" (3.42m x 3.01m)

Bathroom 8' 2" x 7' 0" (2.50m x 2.13m)

Bedroom One 13' 9" x 10' 7" (4.20m x 3.22m)

Bedroom Two 13' 0" x 9' 2" (3.97m x 2.79m)

Bedroom Three 10' 11" x 7' 9" (3.33m x 2.35m)

Bedroom Four 7' 7" x 9' 11" (2.30m x 3.02m)

Family Bathroom 8' 2" x 7' 0" (2.5m x 2.13m)

Garage 16' 6" x 8' 1" (5.02m x 2.47m)

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

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	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

