



The Dell, Littleworth Road,  
Cannock, WS12 1JB

£300,000



£300,000



Paul Carr Estate Agents are pleased to present this exceptional and unique detached residence, discreetly positioned on an exclusive private road off Littleworth Road in Cannock with no onward chain.

This deceptively spacious family home features an impressive inverted floorplan, with the main entrance located on the first floor. The upper level comprises three well-proportioned bedrooms, two bathrooms, and access to an integral garage.

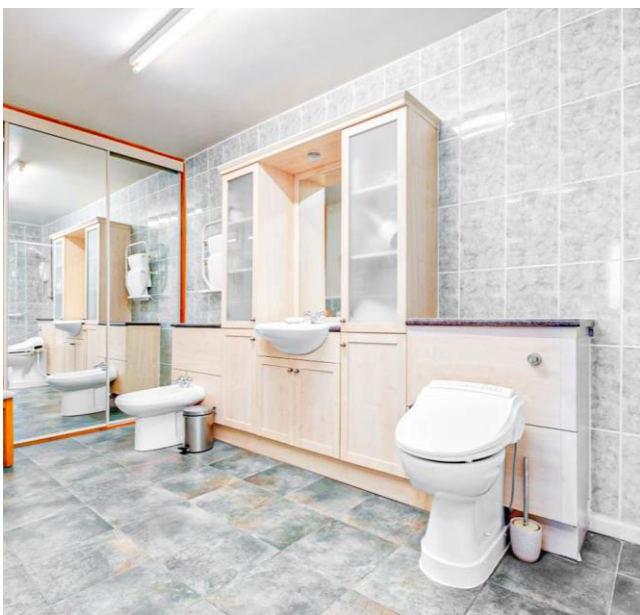
The ground floor offers versatile and generous living accommodation, including a further double bedroom with en-suite, a cosy snug, a spacious lounge, a conservatory, a substantial 21ft+ fitted kitchen, and a utility/store room.

Externally, the property benefits from a private and attractively landscaped rear garden arranged over two tiers, featuring an artificial lawn, paved seating area, storage shed, and beautifully maintained mature borders. To the front, a combination of tarmac and block-paved driveway provides ample off-road parking and leads to the attached garage.

This well-presented home offers a rare opportunity to reside in a highly sought-after and tranquil location, ideal for family living. Early viewing is highly recommended.







## Property Specification

Four Bedroom Detached "Inverted Floorplan" Property On  
A Private Road  
Four Double Bedrooms  
Three Bathrooms  
Two Reception Rooms  
Driveway & Garage

Lounge 17' 6" x 17' 6" (5.33m x 5.33m)

Kitchen 21' 2" x 7' 1" (6.45m x 2.16m)

Snug 8' 10" x 8' 1" (2.7m x 2.46m)

Conservatory 9' 9" x 22' 8" (2.97m x 6.91m)

Utility / Store Room 15' 10" x 7' 6" (4.82m x 2.29m)

### First Floor Landing

Bedroom One 13' 5" x 17' 6" (4.09m x 5.33m)

Master En-Suite 6' 7" x 7' 3" (2.00m x 2.21m)

Bedroom Two (Ground Floor) 13' 3" x 9' 1" (4.04m x 2.77m)

En-Suite (Ground Floor) 13' 8" x 8' 1" (4.17m x 2.46m)

Bedroom Three 12' 2" x 9' 1" (3.71m x 2.77m)

Bedroom Four 11' 2" x 7' 7" (3.4m x 2.31m)

Family Bathroom 7' 7" x 5' 5" (2.32m x 1.65m)

Garage 16' 10" x 7' 6" (5.13m x 2.29m)

### 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: 20th May 2025

### 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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

