



Hatherton Road,
Cannock, WS11 1HG

Offers Over £650,000

Offers Over £650,000



Paul Carr Estate Agents are delighted to present to market this generously extended five bedroom detached family home situated on the highly sought after Hatherton Road in Shoal Hill, Cannock.

This extended property is briefly comprised of an entrance porch with reception hall, modern kitchen-diner with granite worktops, separate utility, lounge, dining room, orangery, study, games room, downstairs cloakroom and integral garage on the ground floor. Upstairs the property boasts five well proportioned bedrooms with four bathrooms.

This well presented family residence is situated on the highly sought after Hatherton Road in Shoal Hill, Cannock. Offering ample parking for multiple vehicles, the property frontage benefits from a spacious tarmac driveway for multiple vehicles, lawn with decorative borders. The property offers a huge rear garden which is predominately laid to lawn with mature decorative borders, side gated access, complete with a slabbed seating area.

Shoal Hill is one of Cannock's most prestigious and sought-after areas, known for its peaceful setting, scenic countryside, and access to Shoal Hill Common—perfect for walking and outdoor pursuits. Offering excellent transport links via the M6, M6 Toll, and A5, ideal for commuters to Birmingham, Stafford, and beyond. The property also lies within the catchment of several highly regarded schools.





Property Specification

Generously Extended Five Bedroom Family Home
Five Reception Rooms
Four Bathrooms
Kitchen-Diner With Granite Worktops
Separate Utility Room
Cannock's Most Sought After Postcode!

Lounge 16' 8" x 12' 4" (5.09m x 3.77m)

Dining Room 13' 11" x 11' 4" (4.24m x 3.45m)

Kitchen-Diner 10' 4" x 22' 7" (3.15m x 6.88m)

Utility 4' 6" x 8' 8" (1.36m x 2.63m)

Orangery 11' 9" x 23' 5" (3.59m x 7.14m)

Study 5' 9" x 10' 6" (1.74m x 3.19m)

Games Room 18' 8" x 10' 6" (5.7m x 3.19m)

Bedroom One 13' 11" x 12' 4" (4.24m x 3.77m)

Master En-Suite 10' 0" x 6' 7" (3.06m x 2.00m)

Bedroom Two 13' 11" x 12' 4" (4.25m x 3.77m)

Bedroom Three 9' 11" x 12' 0" (3.02m x 3.65m)

En-Suite 3' 3" x 6' 8" (1.00m x 2.04m)

Bedroom Four 9' 11" x 11' 8" (3.02m x 3.56m)

En-Suite 3' 4" x 6' 8" (1.01m x 2.04m)

Bedroom Five 10' 9" x 7' 6" (3.28m x 2.29m)

Family Bathroom 10' 0" x 8' 0" (3.06m x 2.45m)

Garage 19' 10" x 9' 0" (6.05m x 2.75m)

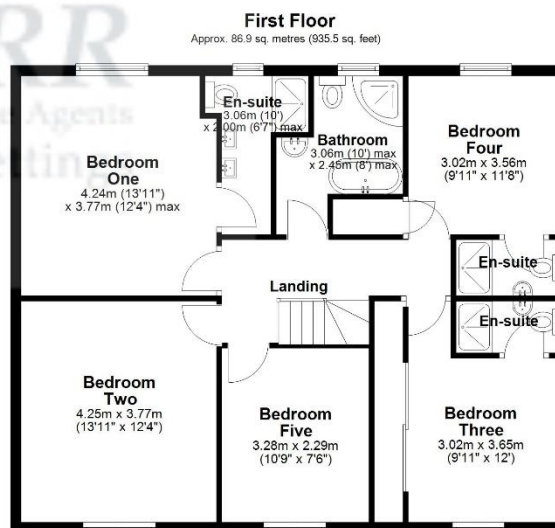
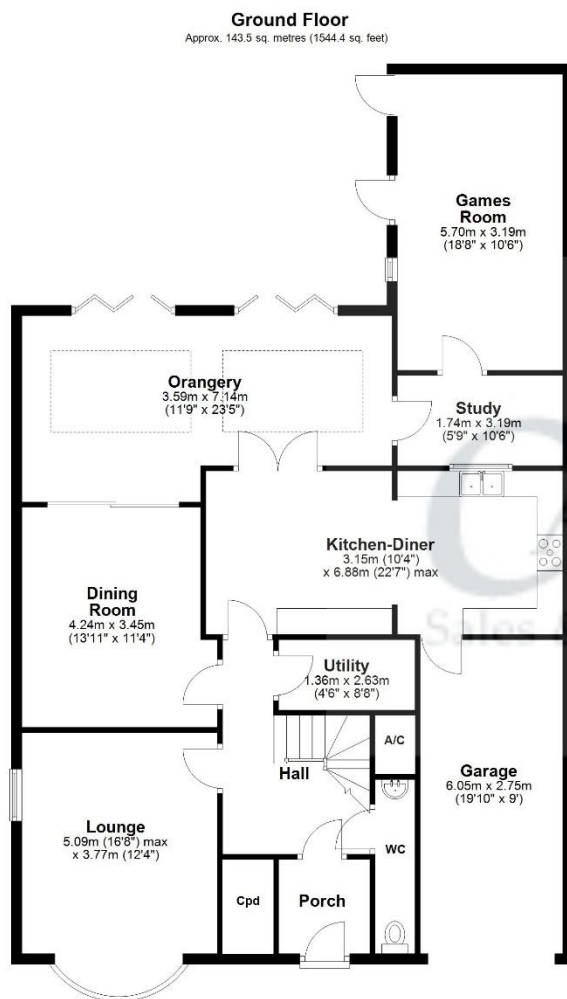
Agent's Note:

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: 13th May 2025

Services connected: Gas, Electricity, Water, Drainage
Council tax band: F
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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

