



Longford Road,
Cannock, WS11 1NE

£400,000

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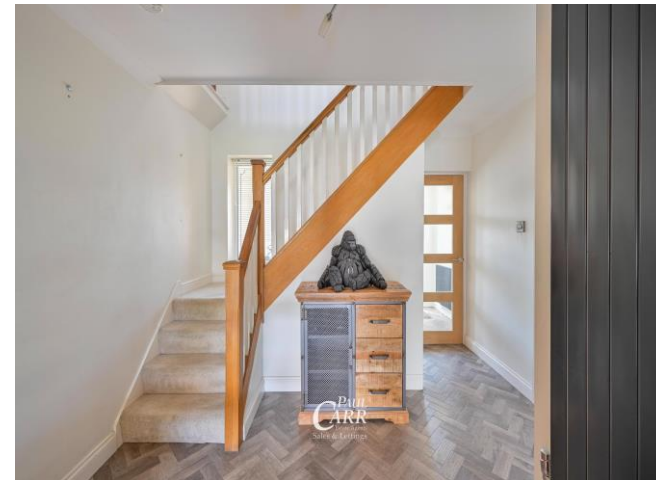


Paul Carr Estate Agents are delighted to offer for sale this beautifully presented and substantially extended stately home, ideally located on the highly sought-after Longford Road in Cannock.

Occupying a generous and private plot, this impressive residence offers spacious and versatile accommodation throughout - perfect for modern family living. The ground floor features a welcoming entrance porch leading into a spacious hallway, a 25ft+ extended lounge, a study / office with a convenient downstairs cloakroom, and an extended modern kitchen-diner with bi-folding doors leading into the rear garden. Upstairs, the property boasts four well-proportioned bedrooms, a family bathroom and master en-suite.

Set back from the road, the home benefits from a substantial driveway with parking for multiple vehicles with a resin bound patio leading to the front door entrance. The generously sized rear garden is a standout feature, thoughtfully landscaped across three tiers. Highlights include artificial turf, multiple decked seating areas, a detached workshop, a huge summerhouse, and raised decorative flower beds.

This is a rare opportunity to acquire a truly exceptional family home in a prestigious location.





Property Specification

Generously Extended Family Home Situated On The
Sought After Longford Road
Two Storey Extension
25ft+ Lounge
Stunning Kitchen-Diner Quartz Countertops & Bi-Folding
Doors

Entrance Porch

Hall

Lounge 25' 7" x 11' 4" (7.81m x 3.46m)

Study / Office 14' 8" x 8' 1" (4.46m x 2.46m)

Kitchen-Diner 16' 3" x 15' 7" (4.96m x 4.75m)

Downstairs Cloakroom

First Floor Landing

Bedroom One 15' 7" x 8' 1" (4.75m x 2.47m)

En-Suite

Bedroom Two 8' 4" x 13' 7" (2.55m x 4.15m)

Bedroom Three 12' 0" x 7' 10" (3.66m x 2.39m)

Bedroom Four 7' 1" x 9' 11" (2.15m x 3.02m)

Family Bathroom 9' 1" x 7' 7" (2.77m x 2.31m)

Agent's Note:

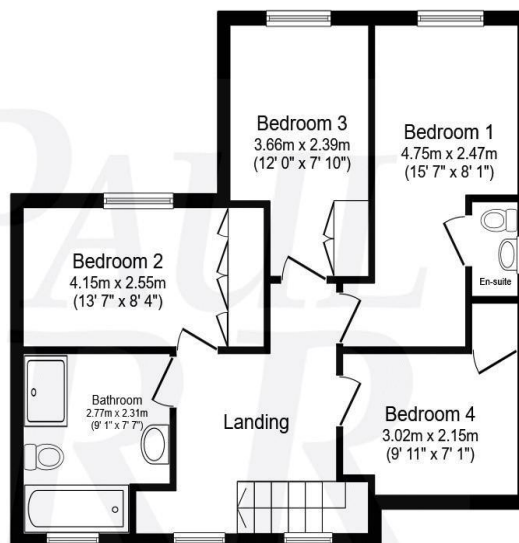
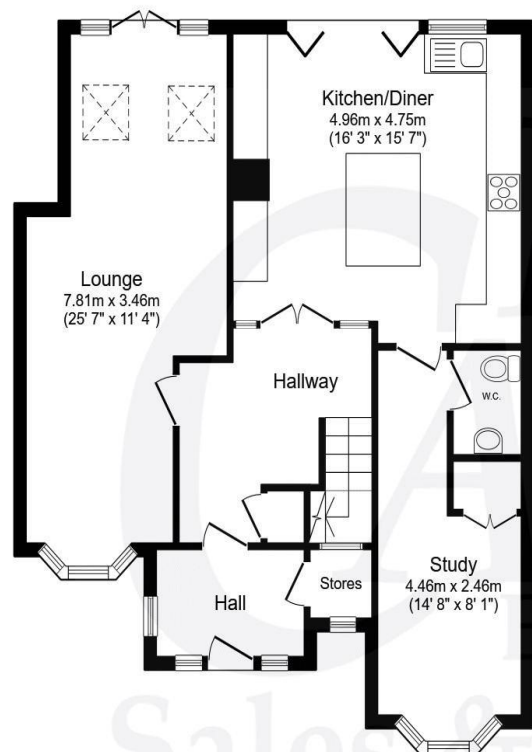
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Came on the market:

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
Council tax band: B
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		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location



Total floor area: 132.7 sq.m. (1,429 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).