



Boyden Close,
Cannock, WS11 1TH

Offers in the Region Of £425,000

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Paul Carr Estate Agents are delighted to bring to market this spacious and well-presented three-bedroom detached family home, ideally positioned on a generous corner plot within the sought-after Shoal Hill area of Cannock.

Offered chain-free, this attractive property is located on the peaceful cul-de-sac of Boyden Close and provides versatile living accommodation throughout.

The ground floor briefly comprises a welcoming entrance porch and hallway, a bright and spacious lounge, a separate dining room, a modern kitchen with breakfast bar and adjoining utility area, as well as a convenient downstairs cloakroom.

Upstairs, you will find three generously sized double bedrooms, including a principal bedroom with en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the home enjoys a substantial corner position with a lawned frontage, private tarmac driveway, and a double-length 37ft+ attached garage offering excellent storage or further development potential. The property also offers excellent scope for extension, subject to the necessary planning permission, making it ideal for growing families or those looking to add further value. The rear garden is beautifully maintained, featuring a manicured lawn, mature planted borders, and two block-paved seating areas - perfect for outdoor entertaining - with secure gated side access.

This is a superb opportunity to acquire a family home in one of Cannock's most desirable residential locations. Early viewing is highly recommended.





Property Specification

Three Bedroom Family Home In Cannock's Most Desirable
Postcode
Three Double Bedrooms
Two Spacious Reception Rooms
Two Bathrooms & Downstairs Cloakroom
37ft+ Double Length Garage

Entrance Porch

Hallway

Lounge 15' 7" x 13' 6" (4.76m x 4.12m)

Dining Room 9' 9" x 10' 6" (2.98m x 3.21m)

Kitchen 18' 6" x 10' 11" (5.64m x 3.33m)

First Floor Landing

Bedroom One 11' 9" x 13' 7" (3.57m x 4.14m)

Master En-Suite 5' 7" x 7' 11" (1.69m x 2.41m)

Bedroom Two 12' 0" x 10' 9" (3.66m x 3.27m)

Bedroom Three 8' 4" x 10' 11" (2.55m x 3.34m)

Family Bathroom 11' 2" x 4' 11" (3.41m x 1.50m)

Garage 37' 6" x 8' 2" (11.42m x 2.48m)

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: 4th August 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
Council tax band: E
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions: N/A

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total floor area: 130.6 sq.m. (1,406 sq.ft.)

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Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

