



New Penkridge Road,  
Cannock, WS11 1HN

**£575,000**



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

Offered chain-free, this expansive family home provides versatile living accommodation throughout. The ground floor briefly comprises a welcoming storm porch, entrance hallway, a 17ft+ lounge, separate dining room, family room with bi-folding doors to the rear garden, games room, study / home office - which is currently being utilised as a gym, kitchen with walk-in pantry, separate utility and a convenient downstairs cloakroom.

Upstairs, you will find four double bedrooms, including a 15ft+ principal bedroom with en-suite shower room. The remaining bedrooms are served by a spacious family bathroom.

Set back from the road, this chain-free property boasts a large driveway with parking for multiple vehicles, leading to an impressive 20ft+ garage ideal for additional parking or storage. To the rear, a low-maintenance garden features a neat lawn, decorative borders, and a useful storage shed.

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

Generously Extended Four Bedroom Family Home In  
Cannock's Most Desirable Postcode  
Five Reception Rooms  
Two Bathrooms & Downstairs Cloakroom  
15ft+ Kitchen With Separate Utility  
No Chain

Lounge 17' 11" x 13' 0" (5.46m x 3.96m)

Dining Room 10' 6" x 13' 0" (3.19m x 3.95m)

Family Room 13' 11" x 18' 2" (4.23m x 5.54m)

Kitchen 14' 5" x 15' 1" (4.40m x 4.60m)

Utility 10' 9" x 4' 1" (3.28m x 1.25m)

Games Room 16' 2" x 17' 11" (4.93m x 5.46m)

Study 10' 7" x 7' 10" (3.23m x 2.39m)

Bedroom One 15' 3" x 12' 11" (4.65m x 3.94m)

Bedroom Two 8' 6" x 11' 9" (2.58m x 3.59m)

Bedroom Three 9' 1" x 11' 6" (2.77m x 3.50m)

Master En-Suite 8' 11" x 8' 7" (2.72m x 2.61m)

Bedroom Four 7' 9" x 7' 0" (2.37m x 2.13m)

Family Bathroom 5' 9" x 8' 5" (1.75m x 2.56m)

Garage 20' 7" x 8' 9" (6.28m x 2.67m)

### Agent's Note:

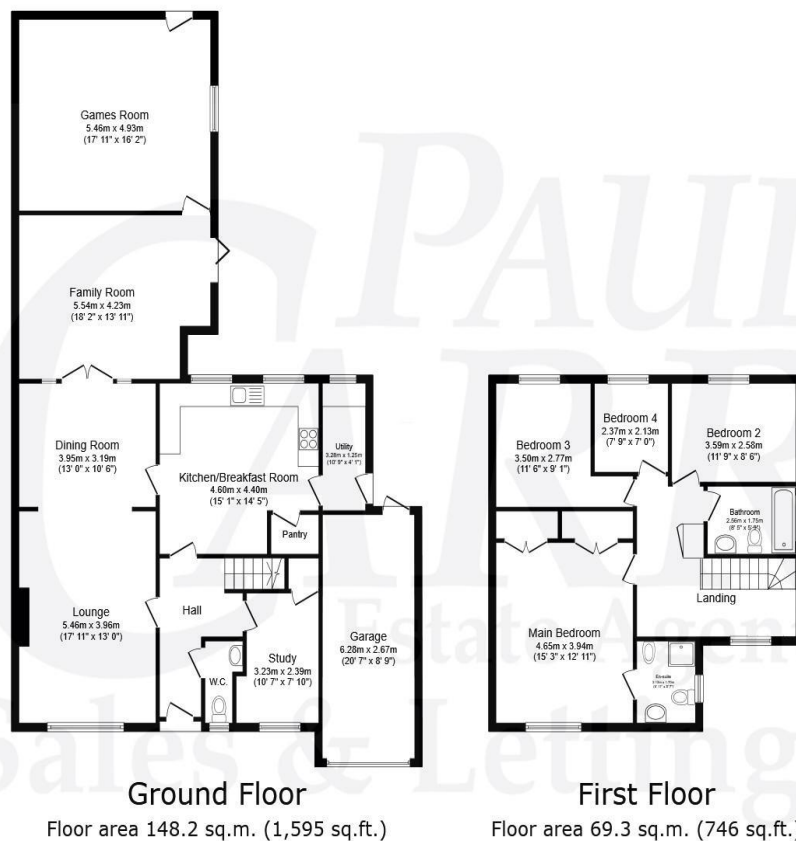
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 15th August 2025

### Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage  
Council tax band: F  
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: 217.5 sq.m. (2,341 sq.ft.)

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## Energy Efficiency Rating

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

## Map Location

