



Orchard Avenue, Shoal Hill,
Cannock, WS11 1JD

Offers Over £215,000

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Paul Carr Estate Agents are delighted to present this ideal renovation opportunity, located in the highly sought-after Shoal Hill area of Cannock. Offered with no onward chain, this semi-detached home is perfect for buyers looking to modernise and add value.

The property comprises a side entrance hall, a spacious lounge measuring over 16ft, a separate dining room, and a kitchen. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, offering generous living space throughout.

Externally, the home features a lawned front garden and a spacious slabbed driveway with parking for multiple vehicles and side coal store, leading to a detached garage. Gated access leads to the south-easterly facing rear garden, which benefits from a lawn with mature planted borders and a decked seating area.

This is a fantastic opportunity to create a wonderful family home in a desirable location. Early viewing is strongly recommended.





Property Specification

Renovation Project Within The Highly Sought After Shoal
Area Of Cannock
Three Well Proportioned Bedrooms
Two Reception Rooms
Side Driveway For Multiple Vehicles
Detached Garage

Entrance Hall

Lounge

12' 2" x 16' 4" (3.72m x 4.97m)

Dining Room

9' 1" x 8' 10" (2.77m x 2.68m)

Kitchen

9' 1" x 7' 2" (2.77m x 2.19m)

Bedroom One

13' 7" x 9' 5" (4.14m x 2.86m)

Bedroom Two

11' 6" x 9' 5" (3.51m x 2.86m)

Bedroom Three

9' 1" x 6' 7" (2.78m x 2.01m)

Family Bathroom

5' 6" x 6' 7" (1.67m x 2.01m)

Garage

17' 9" x 8' 7" (5.42m x 2.61m)

Agent's Note:

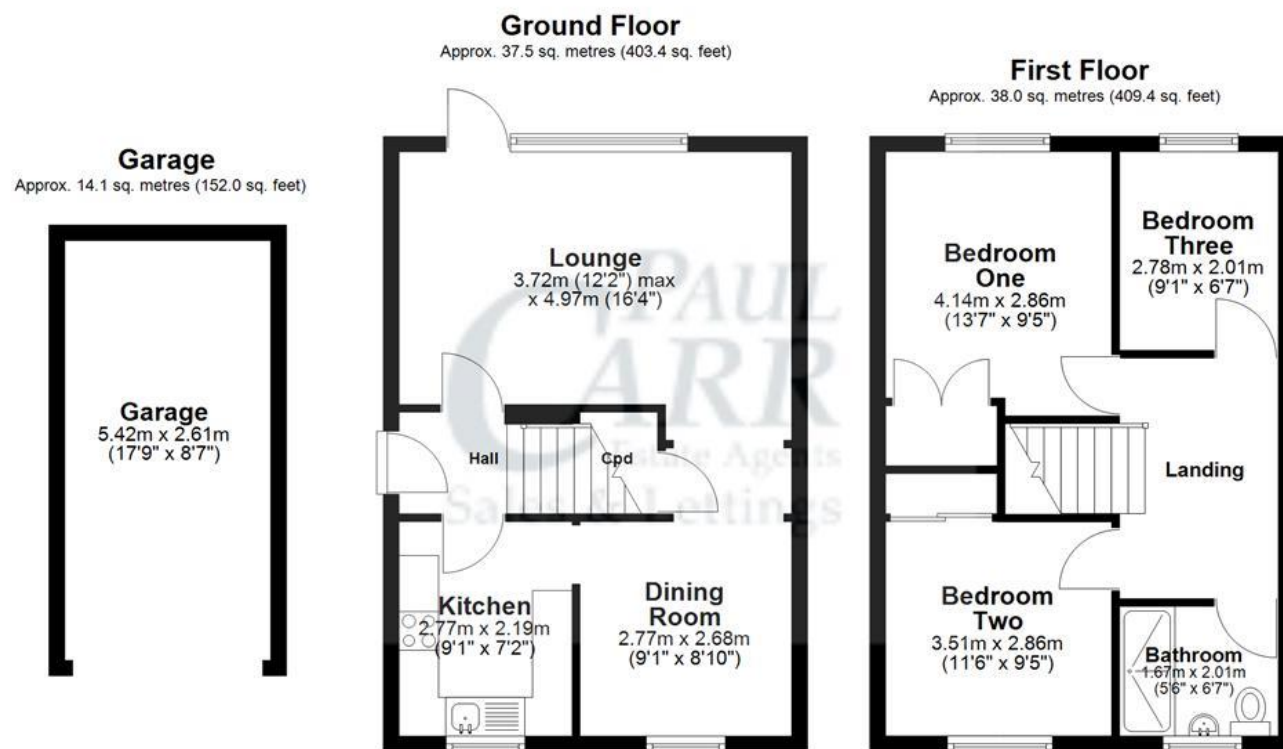
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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 September 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		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

