



The Meadows, Wedges Mills
Cannock, WS11 1RB

£460,000

Paul Carr Estate Agents are delighted to present this well-maintained and spacious four-bedroom detached family home, ideally positioned on a private driveway within the highly sought-after village of Wedges Mills, on the edge of Cannock.

Set in a quiet yet convenient location, this impressive property offers generous living space throughout, beginning with a welcoming entrance hall that leads into a superb 19ft+ open-plan kitchen/diner - perfect for modern family living. The ground floor also comprises a bay-fronted lounge, a separate formal dining room, a bright and airy conservatory, a utility room with internal access to the garage, and a useful downstairs cloakroom.

Upstairs, the home features four well-proportioned bedrooms. The spacious principal suite includes a dedicated dressing area and a large en-suite bathroom. The remaining bedrooms are served by an additional en-suite and a family bathroom, providing ideal accommodation for a growing family.

Externally, the property is approached via a private double-width tarmac driveway with garage access and an electric vehicle charging point. The rear garden is designed for low maintenance, featuring a well-kept lawn, decorative planted borders, a slabbed seating area, and secure side gated access.

Perfect for families or those seeking a peaceful setting with excellent connectivity, this outstanding home must be viewed to be fully appreciated. Early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



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Entrance Hall

Lounge 17' 5" x 13' 1" (5.30m x 3.99m)

Dining Room 10' 2" x 9' 5" (3.10m x 2.86m)

Kitchen-Diner 10' 2" x 19' 2" (3.10m x 5.84m)

Utility 5' 5" x 4' 5" (1.64m x 1.35m)

Downstairs Cloakroom 5' 2" x 3' 1" (1.57m x 0.95m)

First Floor Landing

Bedroom One 15' 0" x 11' 3" (4.57m x 3.42m)

Dressing Area 6' 7" x 5' 5" (2.00m x 1.66m)

Master En-Suite 4' 10" x 9' 1" (1.47m x 2.76m)

Bedroom Two 9' 8" x 7' 9" (2.94m x 2.36m)

En-Suite 6' 7" x 4' 5" (2.00m x 1.35m)

Bedroom Three 12' 7" x 9' 1" (3.83m x 2.76m)

Bedroom Four 10' 10" x 12' 11" (3.31m x 3.94m)

Family Bathroom 8' 7" x 5' 11" (2.62m x 1.80m)

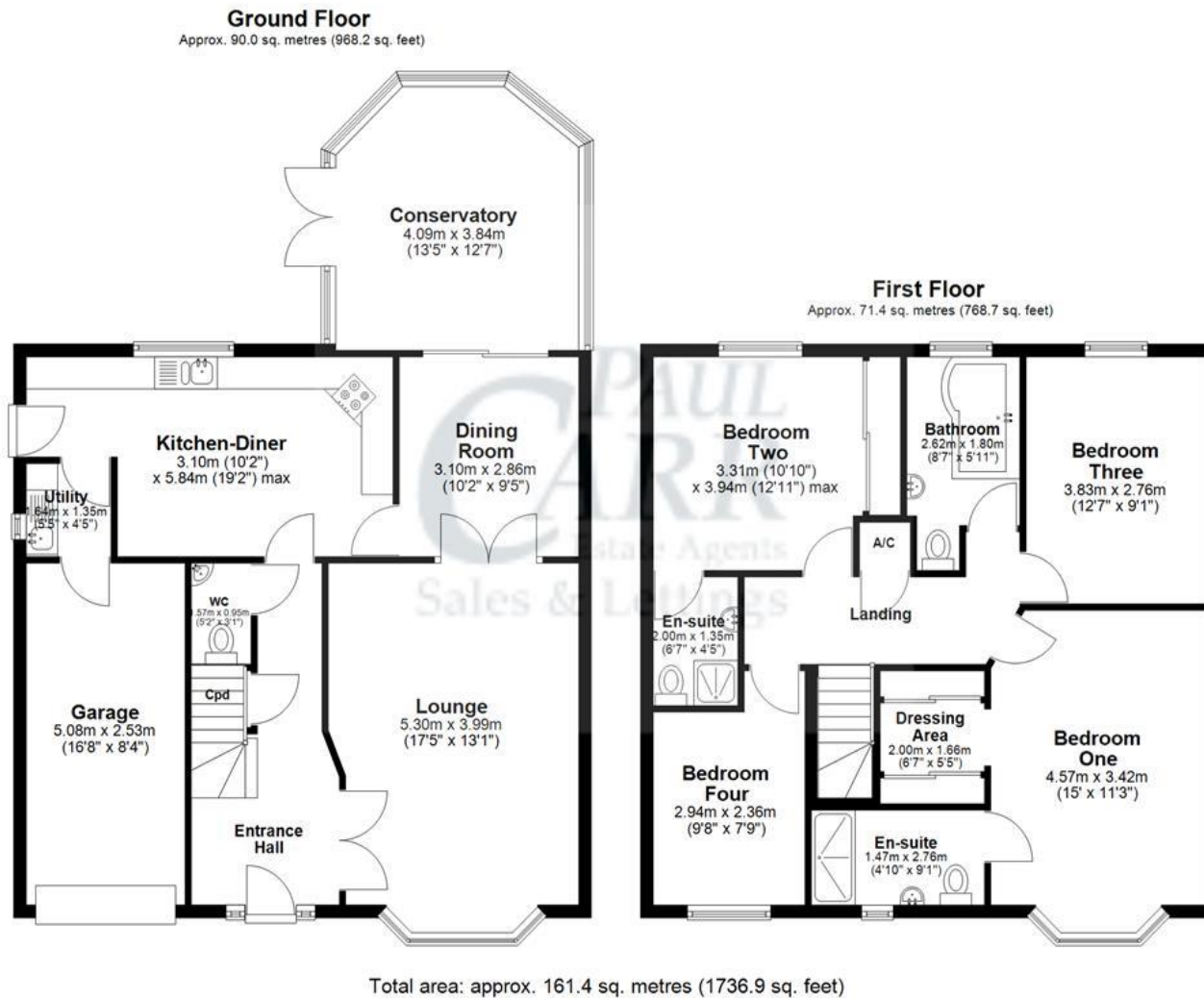
Garage 16' 8" x 8' 4" (5.08m x 2.53m)





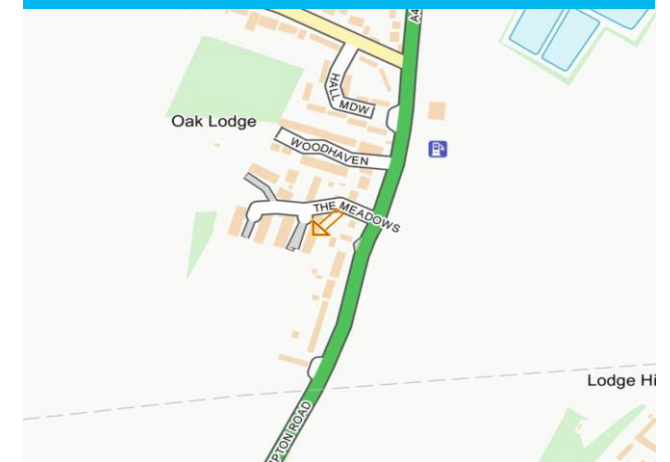
Floor Plan

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



Energy Performance Rating

Map Location







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: