



Walsall Road, Churchbridge
Cannock, WS11 8JT

Offers in Excess of £280,000

Extended and much-improved family home offering modern, open-plan living located in the sought after Churchbridge area close to a variety of schools for all ages, shops and facilities nearby and excellent commuter links with the M6 Motorway network a short distance away.

The property is set behind a generous front driveway suitable for parking multiple vehicles including caravans/motorhomes. The internal layout offers spacious ground floor living perfect for modern family lifestyles.

A stylish front living room has a media wall and a walk-in bay window.

The extended and open plan kitchen/dining area has plenty of storage cupboards, work surface space and room for appliances.

French doors open out to a patio seating area overlooking the private rear garden.

To the first floor are three bedrooms all complete with quality fitted wardrobes.

A refitted modern bathroom provides a little piece of luxury and elegance from the steam shower whirlpool bath.

The split-level rear garden is perfect for families and has various seating areas, mature trees providing privacy and a small allotment ideal for growing fruit and vegetables.

An impressive Scandinavian Garden Lodge is available by separate negotiation.

Ideally located to take advantage of local schools for all ages, shops and amenities in Cannock and within easy reach of the M6/M54 and M6 Toll.

This fabulous family home is available to view via Paul Carr Great Wyrley,
call to arrange an appointment to view.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B payable to Birmingham City Council.

Services Connected: Electric, Gas, Water, Drainage

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on 01922 701001

or via greatwyrley@paulcarrestateagents.co.uk



Porch

Hall

Lounge

3.66m (12') x 3.39m (11'1") max

Dining Room

3.83m (12'7") x 3.63m (11'11")

Kitchen

5.46m (17'11") x 2.71m (8'11") max

Cupboard

Landing

Bedroom 1

3.83m (12'7") x 3.62m (11'10")

Bedroom 2

3.39m (11'1") x 2.28m (7'6") min

Bedroom 3

2.13m (7') x 2.11m (6'11") min

Bathroom



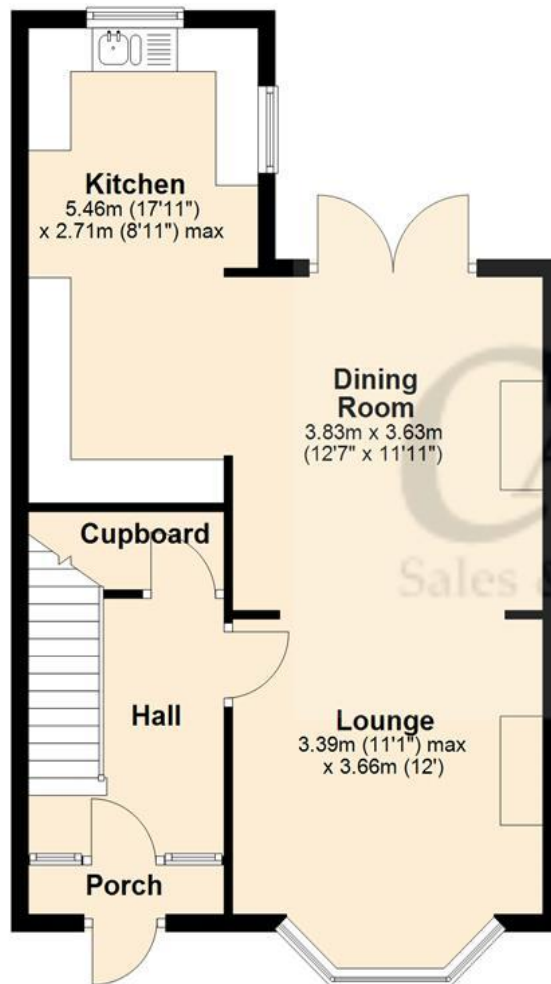


Floor Plan

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

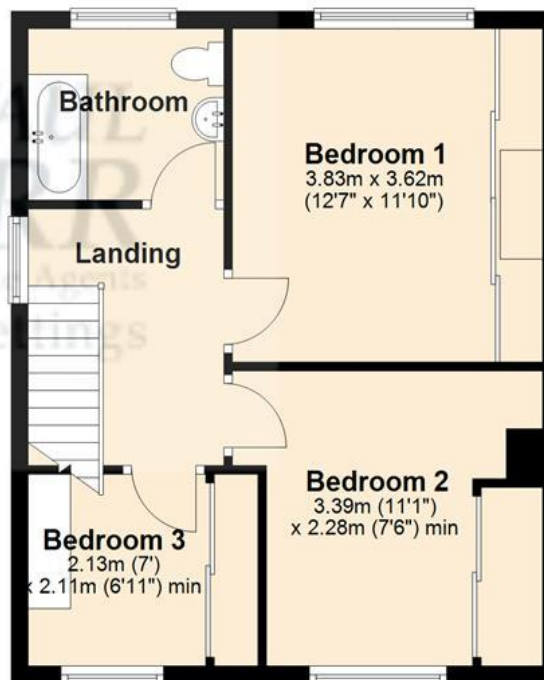
Ground Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)







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: 16th September 2025

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