

114 WOLVERHAMPTON ROAD
CANNOCK
WS11 1AS


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A charming and well-presented home offering a blend of character and practicality. The ground floor features a welcoming entrance leading to a bright lounge with warm wooden flooring, a feature fireplace, and bay window. A separate dining room, also with wooden flooring and fireplace, overlooks the rear garden and provides access to a galley-style kitchen fitted with an integrated hob, oven, and extractor, along with space for appliances and direct access to the private rear garden. Beyond the kitchen is a useful storage area and a ground floor family bathroom.

Upstairs, the property offers three bedrooms, including a principal bedroom to the front with feature fireplace, a second bedroom also with fireplace, and a third bedroom overlooking the rear garden. A cellar provides additional storage space.

Ground floor:

- Entrance
- Lounge
- Dining room
- Kitchen
- Storage area
- Family Bathroom
- Staircase to First Floor and to Cellar

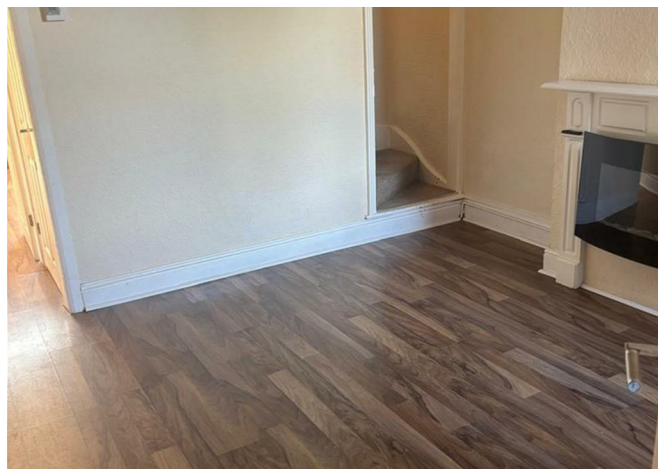
First Floor:

- Principal bedroom
- Bedroom Two
- Bedroom Three

Gardens and Grounds:

- Paved pathway to the front entrance
- Paved pathway to rear garden gate
- Private rear garden

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Situated close to Cannock Chase Country Park and Cheslyn Hay, with its rail station, retail parks, independent farm shops, supermarkets and other amenities, all within a few minutes' drive of the property's front door. Local schooling is available within the village and throughout the surrounding area, which is known to provide a good selection of independent options including the Chase, Stafford, and Wolverhampton Grammar Schools, St Dominic's at Brewood, Tettenhall College and Wolverhampton Girl's High. The property boasts exceptionally close proximity to excellent road links, including the A5, M54 and M6, offering residents unparalleled commuting benefits coupled with a wonderful countryside location.

Description of Property

A well-presented home offering a blend of character and practicality. The ground floor features a welcoming entrance leading to a bright lounge with warm wooden flooring, a feature fireplace, and bay windows. A separate dining room, also with wooden flooring and fireplace, overlooks the rear garden and provides access to a galley-style kitchen fitted with an integrated hob, oven, and extractor, along with space for appliances and direct garden access.

Beyond the kitchen is a useful storage area and a ground floor family bathroom.

Upstairs, the property offers three bedrooms, including a principal bedroom to the front with feature fireplace, a second bedroom also with fireplace, and a third bedroom overlooking the rear garden. A cellar provides additional storage space.

Externally, the property benefits from a private rear garden

Garden and Grounds

- Paved pathway to the front entrance
- Paved pathway to rear garden gate
- Rear garden lawn

Directions from Aston Knowles

From Aston Knowles estate agents on High Street in Sutton Coldfield, head north-west on A452 (Chester Road). Continue towards Brownhills/Aldridge. Join the A5 (Watling Street) heading towards Cannock. Stay on the A5 for several miles. Take the exit toward Cannock (A34). Follow A34/Wolverhampton Road into Cannock. Continue until you reach the property on Wolverhampton Road.

Distances

- Cannock centre-1.3 miles
- Sutton Coldfield-18.4 miles
- Birmingham centre-21.6 miles
- NEC / Birmingham Int.-26.7 miles
- M6 (J11)-2.6 miles
- M6 Toll -3.9 miles
- M54 (J1)- 5.8 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Terms

- Local Authority: Cannock Chase District Council
- Tax Band: A
- Average area Broadband speed: 150 Mbps, 500Mbps and 900Mbps also available

Services

We understand that mains water, drainage, electricity and gas are connected.

Viewings

All viewings are strictly by prior appointment through Aston Knowles, Sutton Coldfield via 0121 362 7878.

Disclaimer

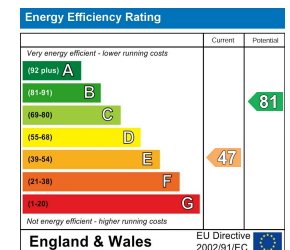
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All





measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken
Particulars prepared April 2026



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