PAUL CARR Estate Agents
Sales & Lettings

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New Penkridge Road, Shoal Hill, Cannock, WS11 1HW

£299,995

Paul Carr Estate Agents are delighted to present this extended and traditional three-bedroom family home, ideally situated on New Penkridge Road in the highly sought-after area of Shoal Hill, Cannock.

The ground floor accommodation briefly comprises two well-proportioned reception rooms, including a dining room featuring a charming log burner, alongside a spacious kitchen fitted with solid wood cabinetry and an impressive seven-burner gas range cooker. A separate utility room and a convenient ground-floor WC further enhance the practicality of the accommodation.

To the first floor are three well-proportioned bedrooms, two of which benefit from built-in or fitted wardrobes, whilst one bedroom further enjoys the addition of a Juliet balcony, creating an attractive feature and allowing an abundance of natural light.

Externally, the property enjoys attractive kerb appeal, with a block-paved driveway providing off-road parking for one vehicle, alongside carport access leading through to the rear garden. The rear garden has been designed with low maintenance in mind and features raised flower beds, a useful storage shed and a greenhouse, offering an appealing outdoor space for keen gardeners and those seeking a manageable garden.

Occupying a desirable position within one of Cannock's most sought-after postcodes, this extended family home offers spacious and versatile accommodation, complemented by a wealth of traditional charm and practical features. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Tenure: We can confirm the property is Freehold.

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

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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Lounge
13' 0" x 12' 0" (3.97m x 3.65m)

Dining Room
13' 0" x 11' 11" (3.96m x 3.63m)

Kitchen
11' 11" x 7' 3" (3.63m x 2.20m)

Utility
4' 2" x 7' 3" (1.28m x 2.20m)

Downstairs WC

First Floor Landing

Bedroom One
12' 6" x 11' 11" (3.80m x 3.63m)

Bedroom Two
8' 10" x 7' 1" (2.68m x 2.15m)

Bedroom Three
7' 5" x 7' 1" (2.27m x 2.15m)

Family Bathroom
9' 10" x 6' 7" (2.99m x 2.01m)

Cellar
8' 0" x 9' 11" (2.44m x 3.03m)







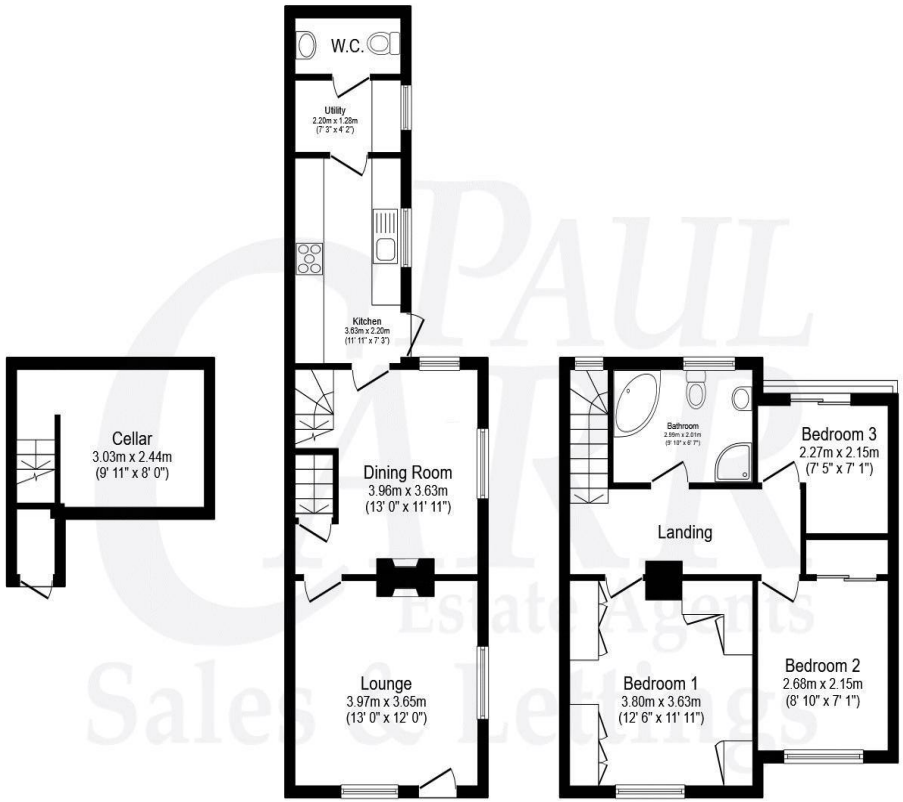






Floor Plan

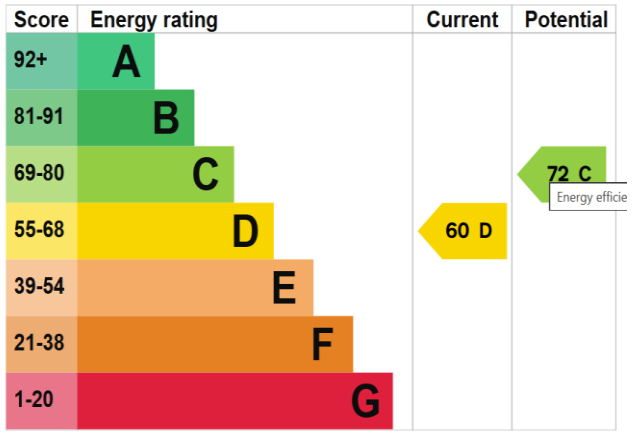
This floor plan is not drawn to scale and is for illustration purposes only



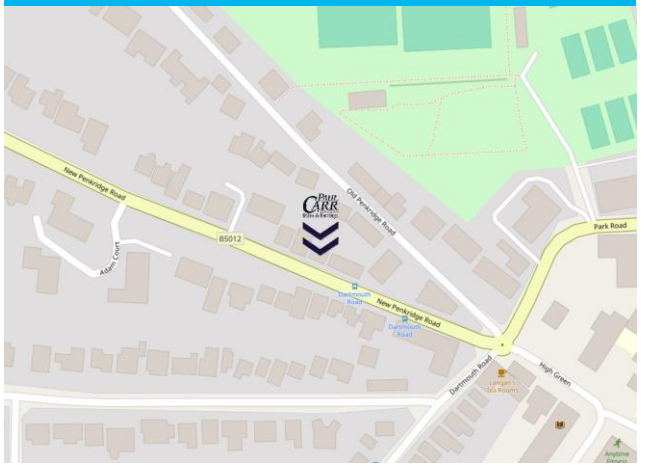
Total floor area: 97.2 sq.m. (1,047 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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: 29th September 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.