



Hatherton Road, Shoal Hill,
Cannock, WS11 1HG

£700,000

Paul Carr Estate Agents are delighted to present this generously extended and exceptionally well-appointed four-bedroom detached family home, occupying a fantastic plot on the highly coveted Hatherton Road in Shoal Hill, widely regarded as one of Cannock's most desirable residential locations.

The ground floor accommodation briefly comprises an entrance hall, a stunning 36ft+ kitchen-diner featuring bespoke shaker-style cabinetry, quartz worktops, a host of integrated appliances and a breakfast island, together with a separate utility room with matching cabinetry, quartz worktops and Belfast sink. There is also a central lounge featuring a traditional cast-iron fireplace, solid oak flooring and a feature stained-glass window, a separate study and a downstairs cloakroom. The kitchen-living area leads seamlessly into a superb vaulted-ceiling conservatory via bi-folding doors.

To the first floor are four exceptionally well-proportioned double bedrooms, including an impressive principal bedroom measuring over 19ft and benefitting from bespoke fitted wardrobes and a modern en-suite. The accommodation is further complemented by a second contemporary family bathroom.

Externally, the property enjoys fantastic kerb appeal with a lawned frontage, landscaped decorative borders and a spacious driveway providing parking for multiple vehicles, leading to an impressive 36ft+ garage offering excellent parking, storage and workshop potential. The substantial rear garden occupies a fantastic plot and features an expansive lawn, Indian sandstone paved seating area, mature planted borders and dedicated vegetable beds, providing an excellent outdoor space for both family enjoyment and entertaining.

This exceptional home combines generous proportions, high-quality finishes and versatile accommodation with a truly sought-after Hatherton Road address. Offering substantial living space both inside and out, this impressive property represents a superb opportunity for those seeking a high-quality family home in one of Cannock's most desirable locations. Early viewing is highly recommended to fully appreciate the exceptional space, specification and position this outstanding home has to offer.

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

Open Plan Kitchen-Living Area
11' 10" x 36' 3" (3.60m x 11.05m)

Dining Room
13' 5" x 11' 11" (4.09m x 3.63m)

Utility
11' 5" x 6' 8" (3.49m x 2.03m)

Downstairs Cloakroom

Study
11' 11" x 7' 4" (3.63m x 2.24m)

Conservatory
16' 1" x 15' 3" (4.89m x 4.64m)

First Floor Landing

Bedroom One
19' 2" x 16' 3" (5.83m x 4.96m)

Master En-Suite
7' 3" x 5' 2" (2.20m x 1.57m)

Bedroom Two
12' 0" x 15' 5" (3.65m x 4.71m)

Bedroom Two
12' 0" x 15' 5" (3.65m x 4.71m)

Bedroom Three
13' 5" x 11' 11" (4.09m x 3.63m)

Bedroom Four
7' 2" x 11' 10" (2.19m x 3.60m)

Family Bathroom
9' 10" x 5' 9" (3.00m x 1.74m)

Garage
36' 3" x 7' 10" (11.04m x 2.40m)





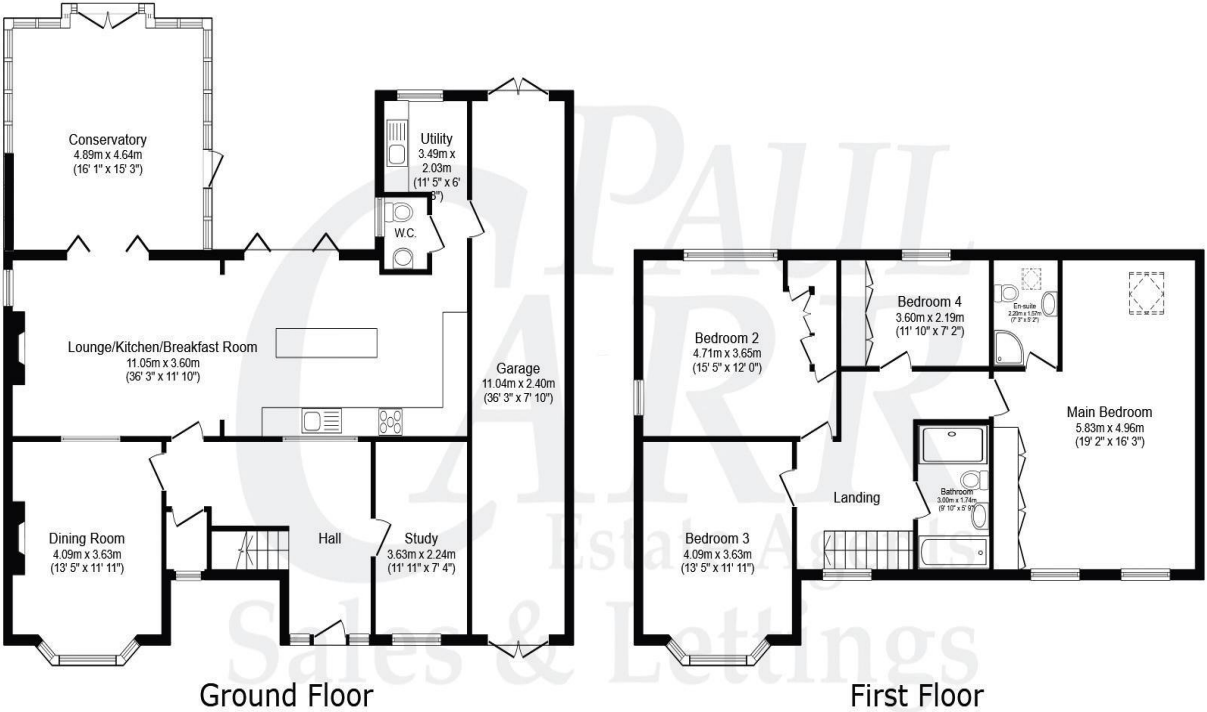
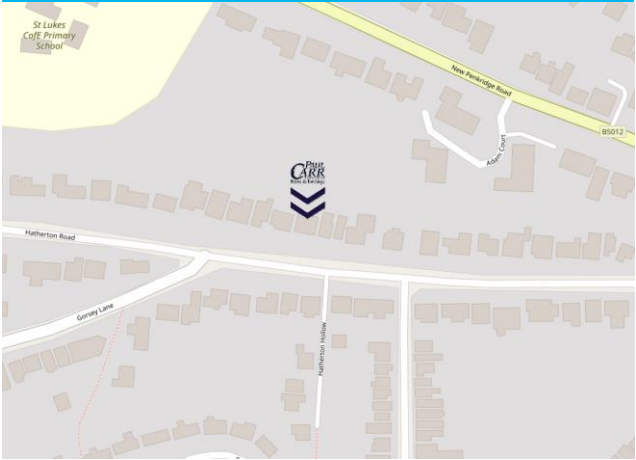
Floor Plan

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

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location



Total floor area: 229.5 sq.m. (2,470 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).





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: 24th 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 £40 + VAT (£48 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.