



Newhall Street,  
Cannock, WS11 1AD

**£460,000**



Paul Carr Estate Agents are delighted to present this beautifully proportioned, four-bedroom traditional home, thoughtfully extended to provide exceptional space and comfort across three floors.

Upon entering, a welcoming hallway leads to three generous reception rooms, perfectly suited for both everyday living and entertaining. At the heart of the home lies a stunning breakfast kitchen, complete with solid wood cabinetry, granite worktops and ample space for family dining.

The first floor features three well-appointed bedrooms, including one with a walk-in bay window. A contemporary family bathroom serves this level, offering both a walk-in shower and a separate bath.

The second floor reveals an impressive principal suite extending over 20ft, complemented by a modern en-suite shower room.

Externally, the property continues to impress. A spacious driveway provides parking for several vehicles, alongside a detached garage offering excellent storage or workshop potential. The expansive rear garden is a true highlight, featuring a generous lawn, slabbed seating area, greenhouse and summerhouse.

Situated on the sought-after Newhall Street in the heart of Cannock, this beautifully presented home is highly recommended for internal viewing.

Tenure: We can confirm the property is Freehold.

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

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](mailto:Cannock@paulcarrestateagents.co.uk)



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**Entrance Hallway**

**Lounge**

14' 8" x 13' 0" (4.47m x 3.96m)

**Dining Room**

13' 4" x 13' 0" (4.07m x 3.96m)

**Family Room**

12' 1" x 10' 3" (3.69m x 3.12m)

**Breakfast Kitchen**

22' 5" x 8' 11" (6.82m x 2.73m)

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

12' 11" x 12' 6" (3.93m x 3.80m)

**Bedroom Two**

13' 5" x 13' 0" (4.08m x 3.95m)

**Bedroom Four**

8' 1" x 8' 0" (2.46m x 2.44m)

**Family Bathroom**

9' 2" x 7' 10" (2.80m x 2.38m)

**Second Floor Landing**

**Bedroom Three**

20' 1" x 7' 10" (6.13m x 2.38m)

**En-Suite Bathroom**

7' 3" x 2' 7" (2.20m x 0.80m)

**Garage**

19' 3" x 8' 8" (5.88m x 2.64m)







# Floor Plan

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



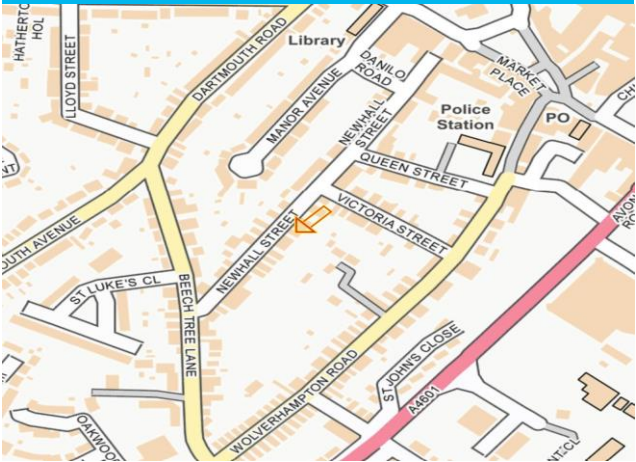
Total floor area: 174.1 sq.m. (1,874 sq.ft.)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## 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: 14th November 2025

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.