



Kings Croft, Wimblebury,
Cannock, WS12 2GT

£390,000

Paul Carr Estate Agents are delighted to present this modern and spacious four-bedroom detached family home, occupying an enviable corner plot on the popular Kingscroft in the highly desirable area of Wimblebury.

The ground floor accommodation briefly comprises an entrance hallway with a downstairs cloakroom, three versatile reception rooms, and a separate utility room. The property also benefits from a modern kitchen-diner, fitted with stylish high-gloss cabinetry and a host of integrated appliances, providing an excellent space for both everyday family living and entertaining.

To the first floor are four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The principal bedroom further benefits from an en-suite, with a second en-suite serving another of the bedrooms. Completing the first-floor accommodation is a spacious and well-appointed family bathroom.

Set on a generous corner plot, the property enjoys excellent kerb appeal with a driveway providing parking for multiple vehicles, complemented by a lawn and attractive decorative planted borders. The sizeable rear garden features a generous lawn, slabbed seating area and garden shed for further storage.

This impressive home offers a superb opportunity to secure a modern detached family property in a highly sought-after residential location. Wimblebury provides excellent school catchments, convenient access to local amenities and strong commuting links. Early viewing is highly recommended to fully appreciate the spacious accommodation, attractive plot and excellent location this superb home has to offer.

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



**PAUL
CARR**
Estate Agents
Sales & Lettings

Entrance Hall

Lounge

17' 1" x 11' 9" (5.20m x 3.58m)

Dining Room

10' 11" x 11' 9" (3.34m x 3.58m)

Family Room

11' 11" x 8' 1" (3.64m x 2.47m)

Kitchen

10' 8" x 14' 7" (3.24m x 4.44m)

Utility

4' 6" x 8' 1" (1.38m x 2.47m)

Rear Hall

4' 11" x 8' 1" (1.51m x 2.47m)

Downstairs Cloakroom

4' 11" x 2' 9" (1.49m x 0.83m)

Bedroom One

11' 10" x 18' 4" (3.60m x 5.60m)

Master En-Suite

9' 1" x 7' 11" (2.78m x 2.42m)

Bedroom Two

9' 3" x 11' 8" (2.82m x 3.56m)

En-Suite

4' 3" x 7' 11" (1.30m x 2.42m)

Bedroom Three

11' 3" x 8' 8" (3.43m x 2.65m)

Bedroom Four

6' 11" x 7' 0" (2.10m x 2.13m)

Family Bathroom

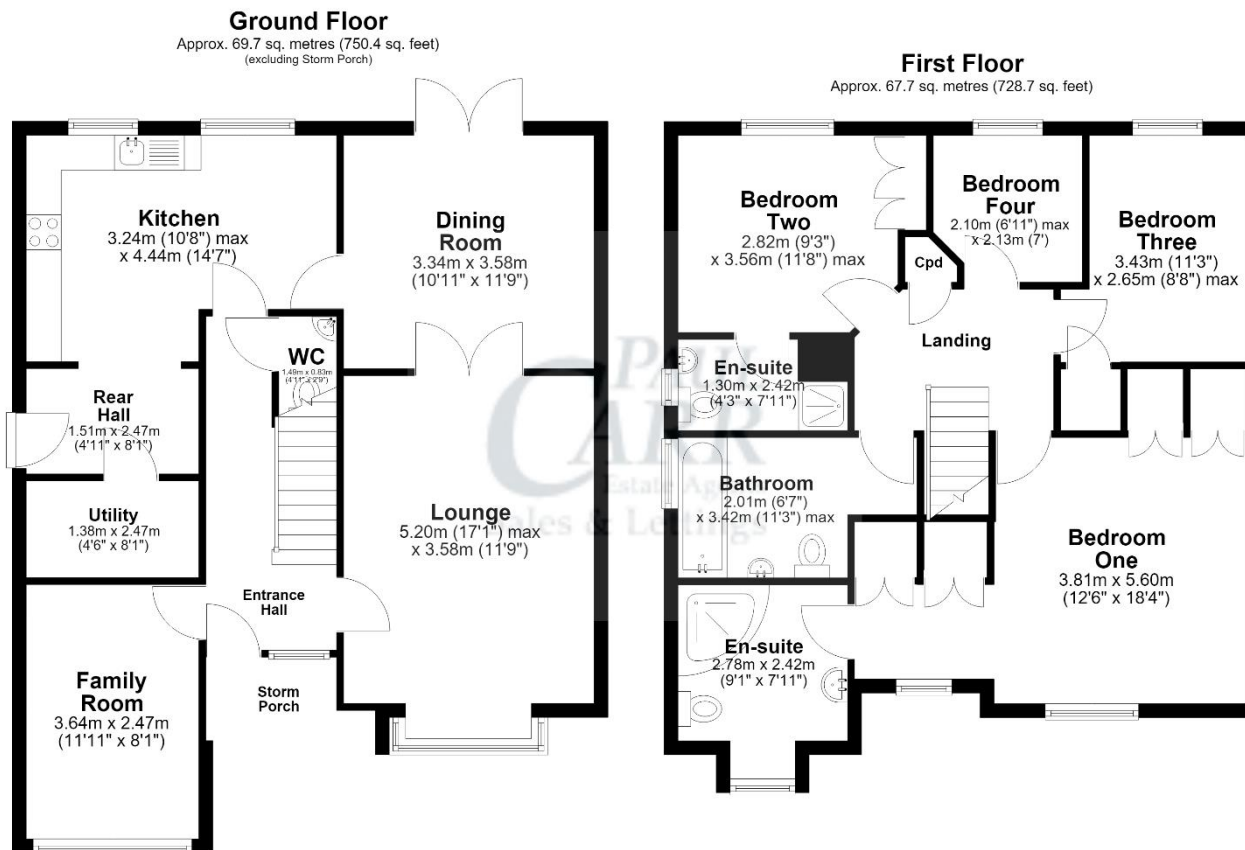
6' 7" x 11' 3" (2.01m x 3.42m)





Floor Plan

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

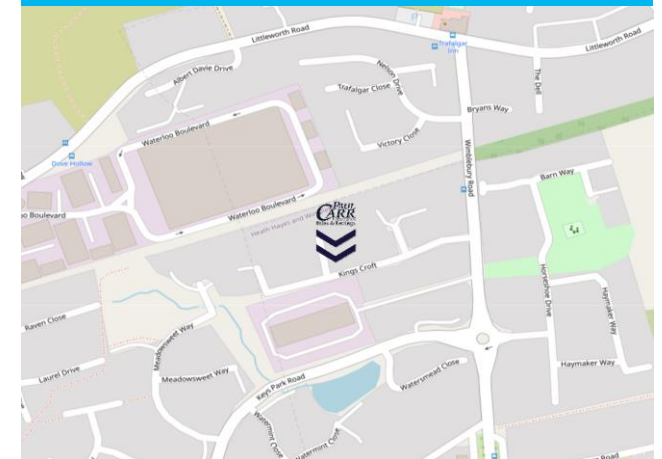


Total area: approx. 137.4 sq. metres (1479.2 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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: 10th August 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.