



Hollies Avenue,  
Cannock, WS11 1DW

£300,000

£300,000



Paul Carr Estate Agents are delighted to present this beautifully appointed three-storey family home, ideally located on a quiet private road in the heart of Cannock.

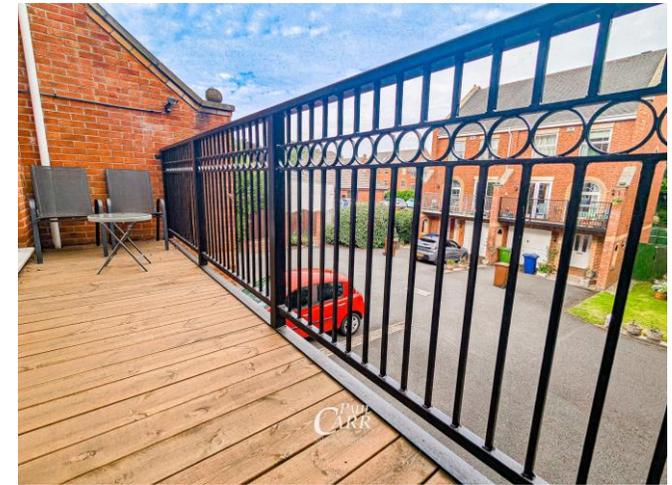
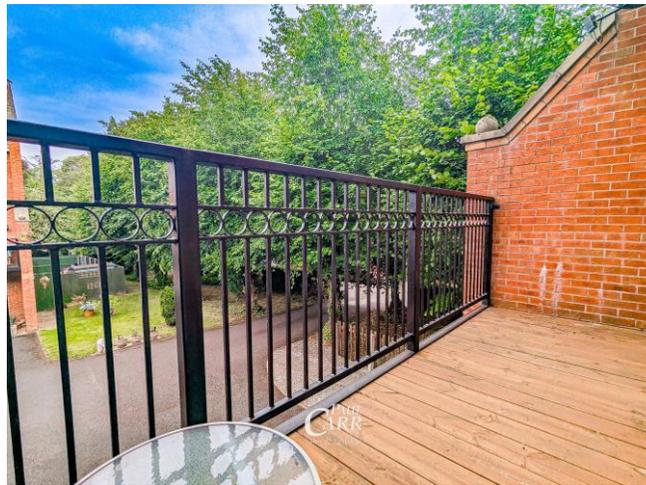
This modern and spacious property offers well-planned accommodation across three levels. The ground floor comprises an entrance hall, a convenient utility room, a guest cloakroom, and a generous double bedroom as well as internal access to the garage.

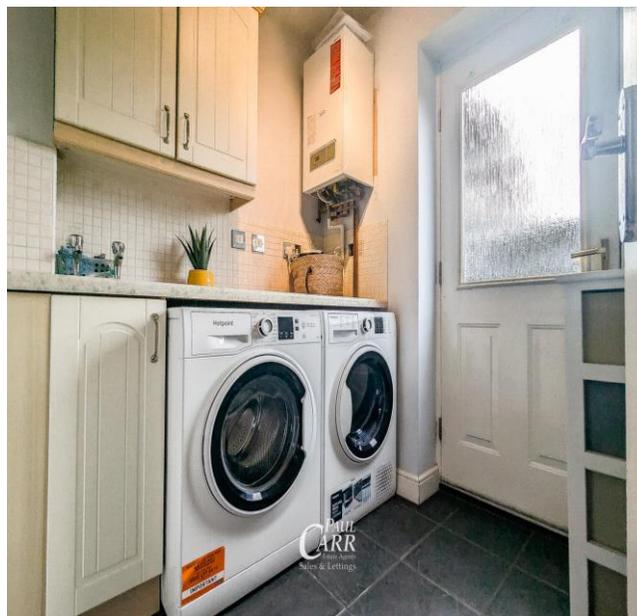
On the first floor, you'll find a modern kitchen and a spacious lounge-diner that opens onto a private balcony - perfect for relaxing or entertaining. A bright central landing, enhanced by a stunning arched side window in the stairwell, adds an elegant touch and floods the space with natural light.

The second floor hosts three further double bedrooms, including a principal bedroom with an en-suite, and a modern family bathroom, offering ample space for the whole family.

Externally, the property boasts a double-width tarmac driveway, gated side access, and a neatly paved path leading to the entrance. The rear garden is designed for low-maintenance living, featuring a lawn, a paved seating area, and decorative flower beds - all enclosed and ideal for outdoor enjoyment.

This superb home is perfect for families seeking comfort, space, and a prime location close to local amenities and transport links.





## Property Specification

Three Storey Family Home Situated On A Private Road  
Two Bathrooms & Downstairs Cloakroom  
Private Double Width Driveway  
Integral Garage  
Spacious 17ft+ Lounge-Diner  
Separate Utility Room

### Entrance Hall

Lounge-Diner 17' 4" x 15' 11" (5.29m x 4.85m)

Kitchen 10' 0" x 15' 11" (3.04m x 4.85m)

Utility 5' 9" x 6' 6" (1.76m x 1.99m)

### Downstairs Cloakroom

Bedroom One 10' 11" x 10' 2" (3.32m x 3.11m)

Master En-Suite 5' 10" x 6' 11" (1.78m x 2.11m)

Bedroom Two 11' 3" x 8' 8" (3.43m x 2.64m)

Bedroom Three 11' 3" x 6' 11" (3.43m x 2.11m)

Bedroom Four 9' 2" x 8' 9" (2.79m x 2.67m)

Family Bathroom 6' 8" x 6' 2" (2.03m x 1.89m)

Garage 18' 2" x 9' 1" (5.54m x 2.76m)

### 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:

### Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage  
Council tax band: D  
Tenure: Freehold

# Floor Plan

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

## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

