PAUL CARR Estate Agents
Sales & Lettings

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Sandy Lane,
Cannock, WS11 1RN

£389,995

Paul Carr Estate Agents are delighted to present this beautifully presented and extended four-bedroom detached family home, ideally located on the highly sought-after Sandy Lane in Shoal Hill, Cannock.

Enjoying unobscured views over open fields to the front, this impressive residence offers a peaceful outlook and a desirable setting within one of Cannock's most prestigious postcodes.

The spacious and well-appointed interior briefly comprises an entrance porch, a generous 28ft+ open-plan lounge and dining area, a modern fitted kitchen, a bright and airy conservatory, and a convenient downstairs cloakroom. Upstairs, the property boasts four well-proportioned bedrooms and a large contemporary family bathroom, complete with a freestanding bath and a walk-in double shower.

Externally, the property features a substantial block-paved driveway providing ample off-road parking for multiple vehicles, a single garage, and gated side access. The rear garden is designed with low maintenance in mind, offering artificial turf, a stylish porcelain slabbed seating area, and decorative gravel borders—perfect for entertaining or relaxing.

This superb family home combines generous living space, modern finishes, and an enviable location with picturesque field views—early viewing is highly recommended.


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Entrance Porch

Lounge-Diner 28' 3" x 10' 2" (8.60m x 3.10m)

Kitchen 16' 0" x 7' 3" (4.87m x 2.22m)

Conservatory 9' 7" x 17' 9" (2.93m x 5.42m)

Downstairs Cloakroom 3' 1" x 5' 9" (0.95m x 1.76m)

First Floor Landing

Bedroom One 12' 6" x 8' 10" (3.81m x 2.68m)

Bedroom Two 12' 6" x 8' 8" (3.81m x 2.64m)

Bedroom Three 9' 11" x 8' 10" (3.03m x 2.68m)

Bedroom Four 6' 5" x 8' 10" (1.95m x 2.70m)

Family Bathroom 11' 10" x 5' 6" (3.61m x 1.67m)

Garage 14' 2" x 7' 3" (4.33m x 2.22m)







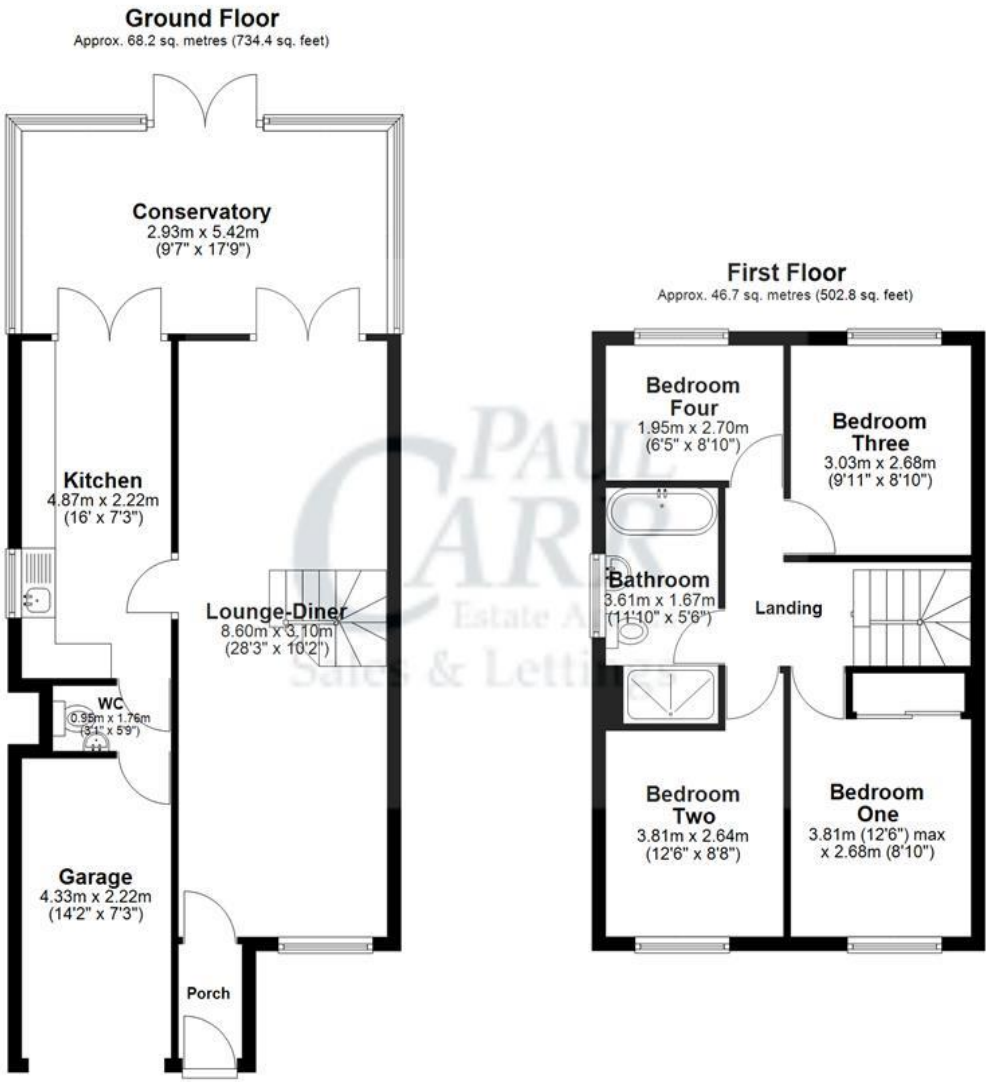




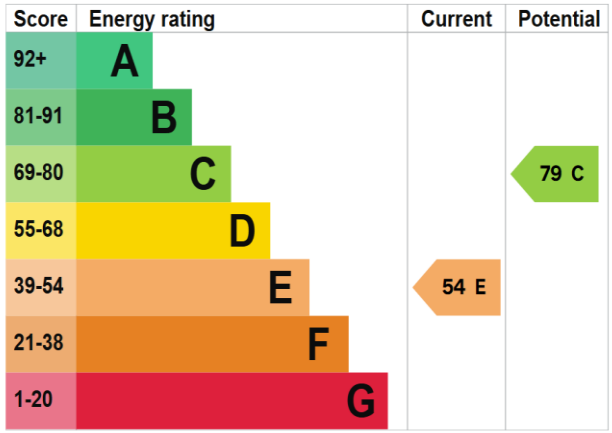


Floor Plan

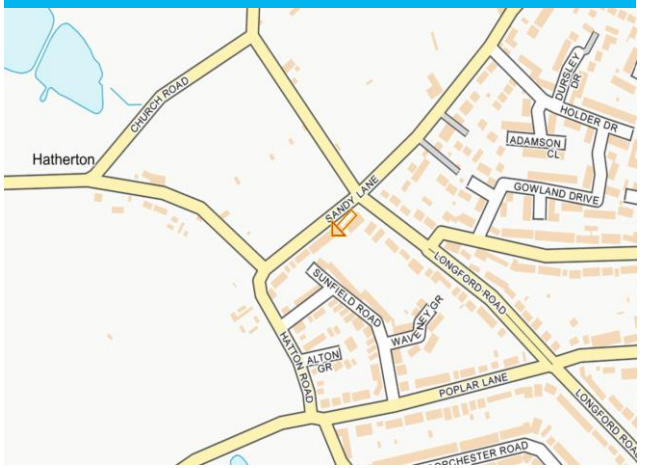
This floor plan is not drawn to scale and is for illustration purposes only



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: 28th July 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 £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.