



Kilmorie Road, Shoal Hill,
Cannock, WS11 1HZ

Offers in the Region Of £350,000

Paul Carr Estate Agents are delighted to present this two / three detached bungalow, occupying a prime position on Kilmorie Road in the highly desirable Shoal Hill area of Cannock, one of the town's most sought-after residential locations.

The accommodation briefly comprises an entrance hall, a well-presented kitchen, a spacious 21ft+ lounge-diner with direct access onto the rear garden. The property offers versatile accommodation with two/three well-proportioned bedrooms, allowing purchasers the flexibility to utilise the space to suit their individual requirements. These rooms are served by a generous family bathroom featuring both a panelled bath and separate shower cubicle.

Set back from the road, the property benefits from an expansive tarmac driveway providing off-road parking for multiple vehicles and leading to a detached garage, offering parking or further capabilities.

A true highlight of the property is the south-easterly facing rear garden, boasting a lawned area, block-paved seating space and mature planted borders.

Offered for sale with no onward chain, this superb detached bungalow presents a rare opportunity to secure a home within the highly coveted Shoal Hill area. Conveniently positioned for access to Cannock's wide range of amenities, transport links and surrounding countryside, the property is ideally suited to downsizers, professionals and those seeking flexible single-storey living. Early viewing is strongly recommended to fully appreciate the accommodation, location and potential on 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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Porch

Entrance Hall

Lounge-Diner
21' 2" x 11' 8" (6.46m x 3.55m)

Kitchen
10' 4" x 9' 1" (3.14m x 2.77m)

Bedroom / Dining Room
16' 2" x 10' 4" (4.93m x 3.16m)

Bedroom Two
10' 3" x 10' 4" (3.12m x 3.16m)

Bedroom Three
7' 11" x 10' 4" (2.42m x 3.16m)

Family Bathroom
6' 8" x 9' 1" (2.03m x 2.77m)

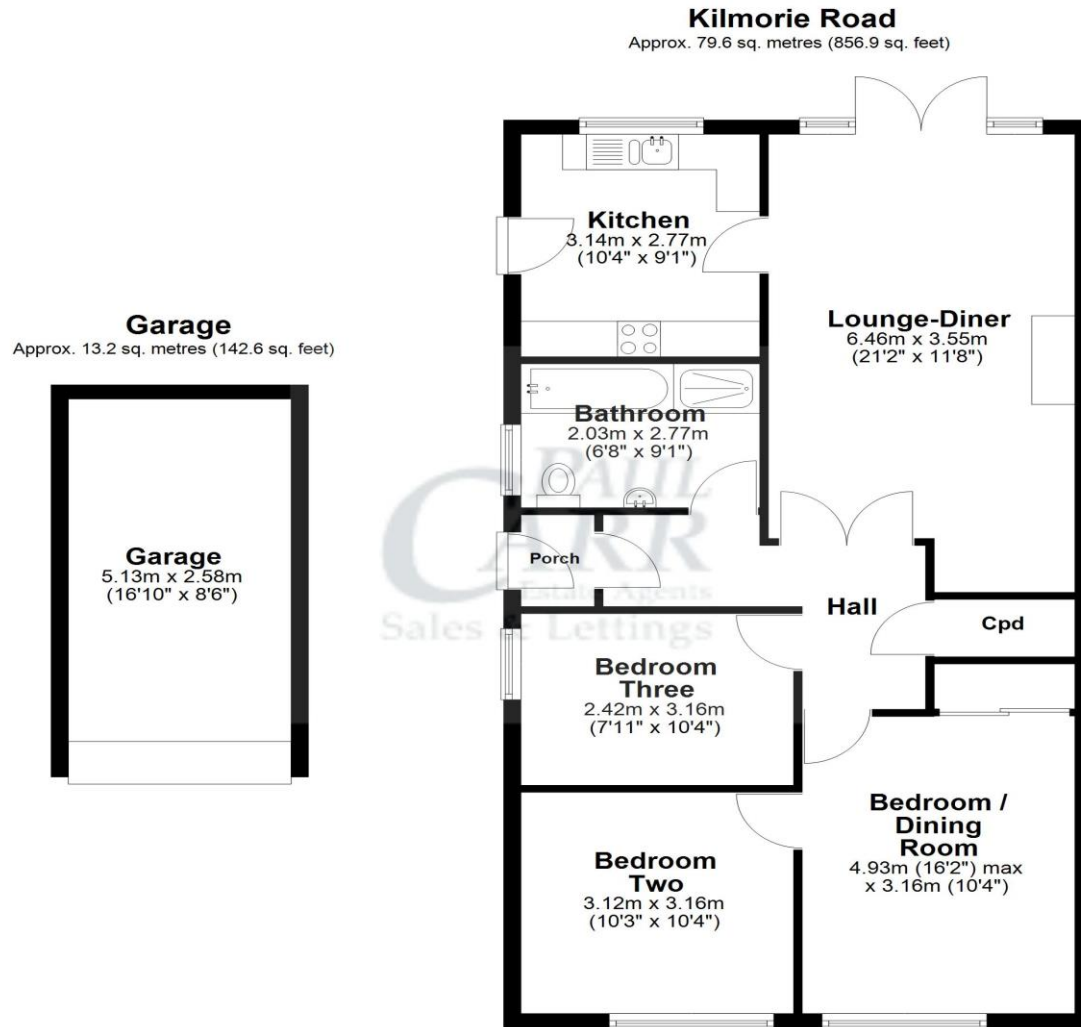
Garage
16' 10" x 8' 6" (5.13m x 2.58m)





Floor Plan

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

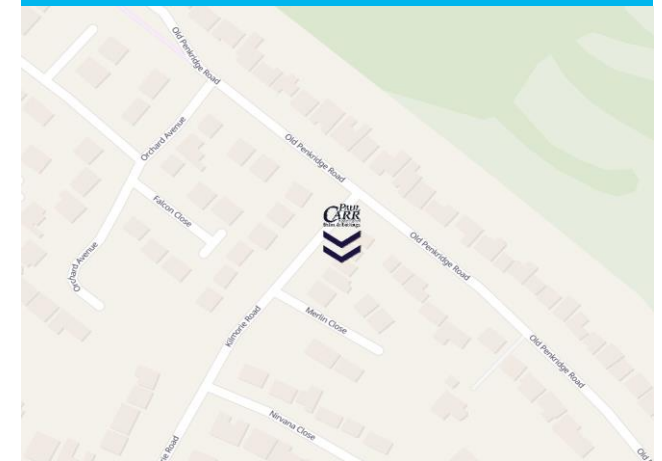


Total area: approx. 92.9 sq. metres (999.5 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 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: 4th June 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.

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