



Old Penkridge Road,
Cannock, WS11 1HX

£485,000

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Paul Carr Estate Agents are delighted to present this charming and characterful detached residence, ideally positioned on the highly sought-after Old Penkridge Road in the prestigious Shoal Hill area of Cannock.

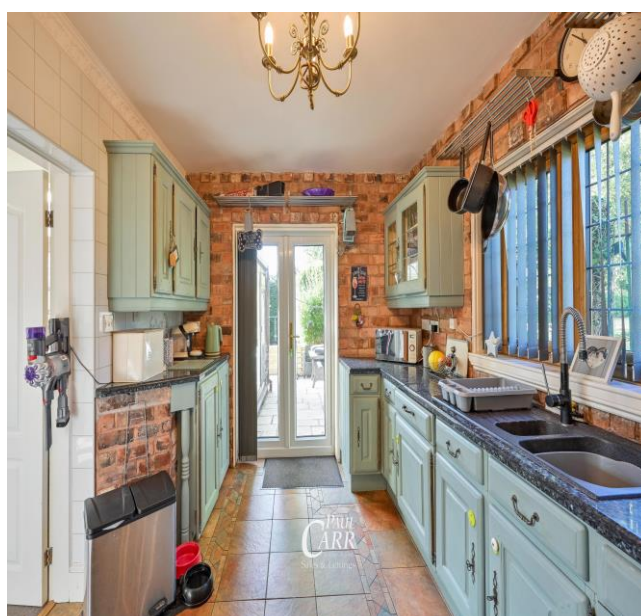
Beautifully extended and thoughtfully maintained, this spacious family home offers a welcoming layout beginning with a generous central entrance hallway, complete with elegant solid oak herringbone flooring and integrated understairs storage. The ground floor boasts a bright and airy 20ft+ lounge, separate dining room, a versatile study / home office, side conservatory, a well-appointed kitchen, and a convenient downstairs cloakroom.

Upstairs, the property features three generously sized double bedrooms, including a 14ft principal suite with its own private en-suite bathroom. A modern and spacious family bathroom serves the remaining bedrooms.

Set behind an electric gated entrance, the property enjoys a wide block-paved driveway offering secure, off-road parking for multiple vehicles, complemented by decorative flower beds and a detached double garage. To the rear, the garden is mainly laid to lawn with raised borders and a decked seating area - perfect for relaxing or entertaining.

This is a rare opportunity to secure a well-presented family home in one of Cannock's most desirable residential locations. Early viewing is highly recommended.





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 August 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.

Property Specification

Double Fronted Character Property In Cannock's Most Desirable Postcode
Spacious Entrance Hallway With Solid Oak Herringbone Flooring
Three Reception Rooms - Including A 20ft+ Lounge
Two Bathrooms & Downstairs Cloakroom

Entrance Hall

Lounge 20' 6" x 12' 1" (6.25m x 3.69m)

Dining Room 11' 1" x 14' 0" (3.37m x 4.27m)

Study / Playroom 13' 6" x 8' 10" (4.12m x 2.68m)

Kitchen 9' 1" x 14' 0" (2.78m x 4.27m)

Conservatory 11' 7" x 12' 10" (3.53m x 3.92m)

Downstairs Cloakroom

Galleried Landing

Bedroom One 11' 1" x 14' 0" (3.37m x 4.27m)

Master En-Suite 9' 1" x 6' 9" (2.78m x 2.07m)

Bedroom Two 11' 1" x 12' 1" (3.37m x 3.69m)

Bedroom Three 9' 1" x 9' 11" (2.78m x 3.02m)

Family Bathroom 9' 1" x 6' 3" (2.78m x 1.90m)

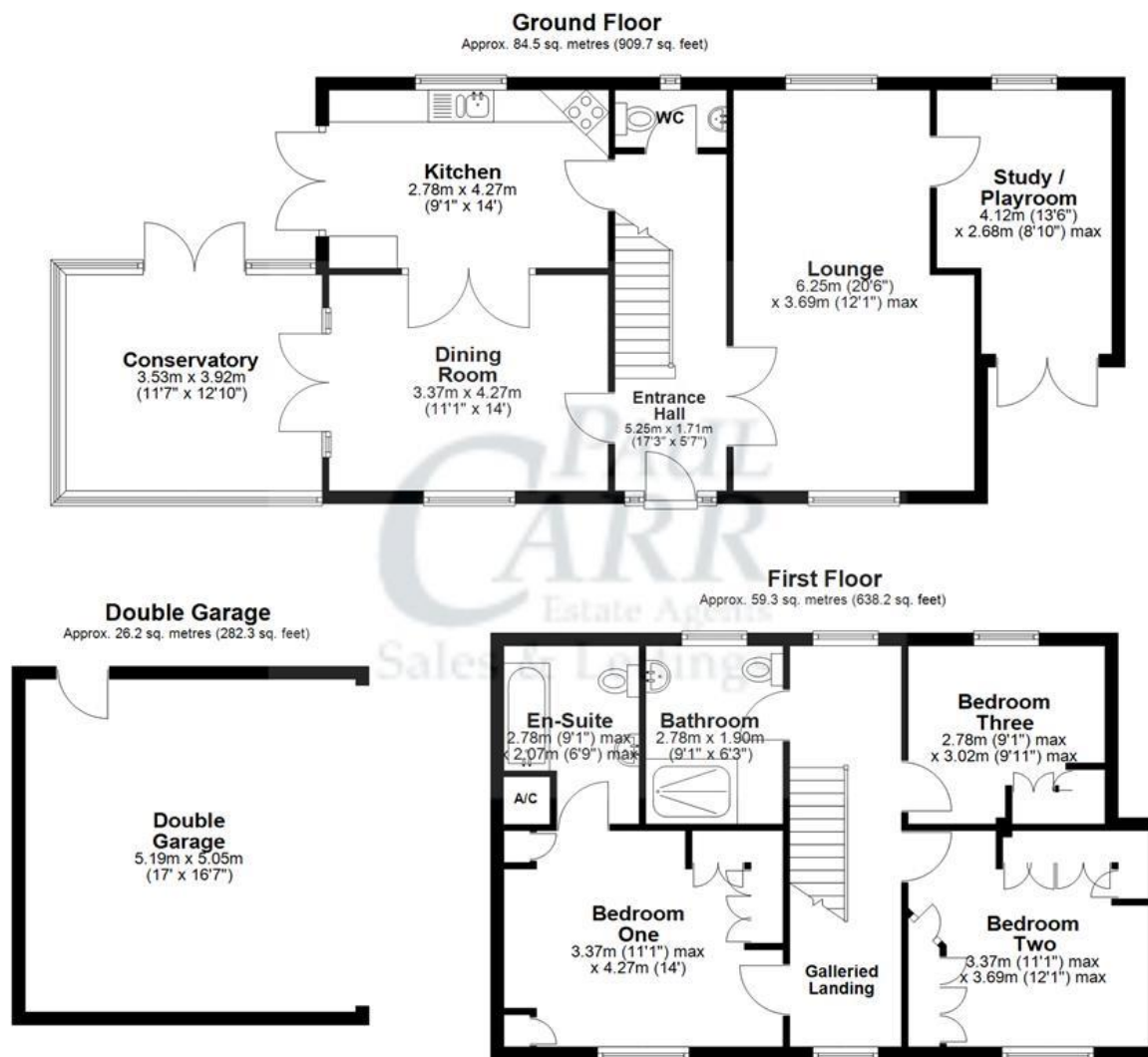
Double Garage 17' 0" x 16' 7" (5.19m x 5.05m)

Viewer's Note:

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

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

