



Old Fallow Road,
Cannock, WS11 5QL

£350,000

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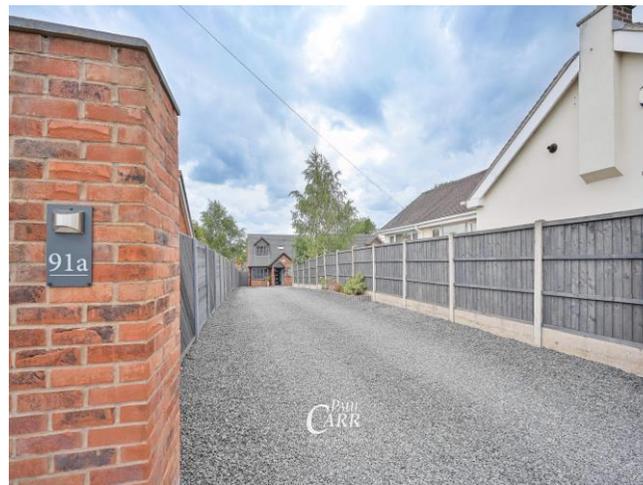


Paul Carr Estate Agents are proud to present this exceptional four/five-bedroom detached home, ideally located in the heart of Cannock and still benefiting from the remainder of its 10-year new build warranty.

Built in 2016, this stunning and immaculately maintained residence offers spacious, flexible accommodation throughout and comes highly recommended. The ground floor features mains underfloor heating and comprises a welcoming entrance hallway, a stylish breakfast kitchen with quartz countertops and integrated modern appliances, an impressive open-plan lounge and dining area, a generously sized double bedroom with en-suite, and an additional sitting room or optional fifth bedroom.

Upstairs, the home continues to impress with three further double bedrooms and a contemporary family bathroom.

Set back from the road, the property is approached via a substantial driveway providing private parking for multiple vehicles, along with a garage offering further parking or storage. Side gated access leads to a beautifully landscaped rear garden, complete with a manicured lawn, paved seating areas, a summerhouse, and a fitted pergola—perfect for outdoor entertaining and family enjoyment.



Property Specification

Bespoke Built Property In 2016
Four / Five Double Bedrooms
Two Bathrooms
Stunning Kitchen With Quartz Countertops & Modern Appliances
Driveway For Multiple Vehicles & Garage

Entrance Hall

Lounge 16' 2" x 17' 1" (4.94m x 5.21m)

Kitchen 16' 2" x 10' 2" (4.94m x 3.11m)

Dining Room / Bedroom 10' 9" x 9' 7" (3.27m x 2.91m)

Bedroom Two 10' 6" x 13' 7" (3.21m x 4.15m)

En-Suite 9' 2" x 4' 11" (2.80m x 1.50m)

First Floor Landing

Bedroom One 21' 0" x 10' 6" (6.40m x 3.21m)

Bedroom Two 10' 3" x 9' 2" (3.13m x 2.80m)

Bedroom Three 11' 5" x 10' 5" (3.48m x 3.18m)

Family Bathroom 7' 7" x 7' 1" (2.30m x 2.16m)

Garage 18' 7" x 10' 3" (5.67m x 3.12m)



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: 23rd July 2025

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage

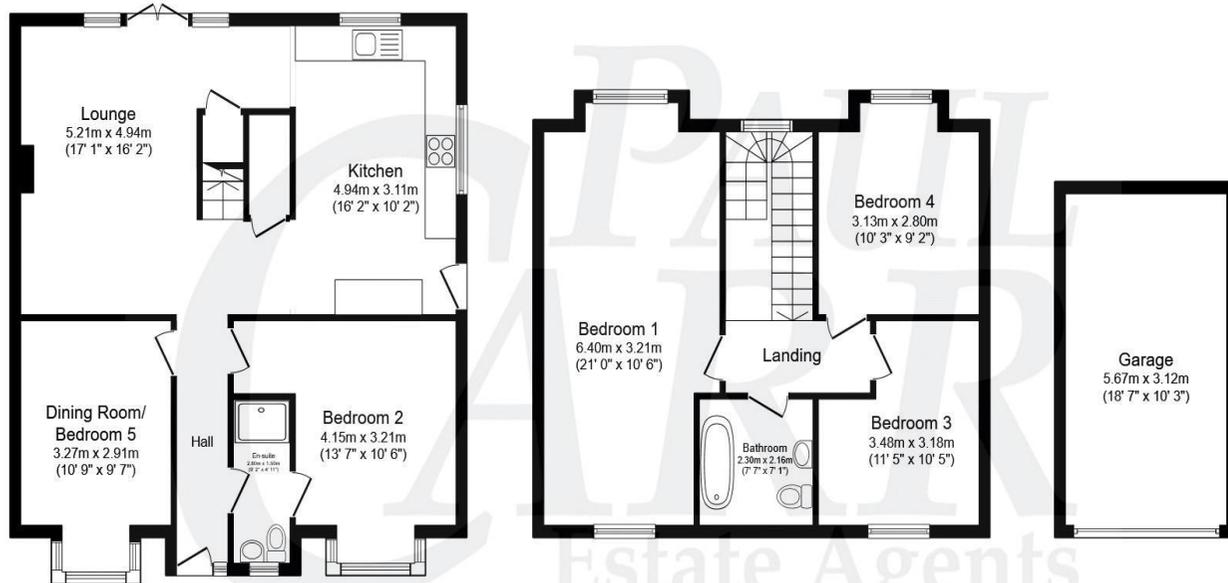
Council tax band: C

Tenure: Freehold

Note: An indemnity policy will be offered by the seller's solicitor to cover a breach of 'no build covenant' restrictions. Buyers may wish to make enquiries with your solicitor as to the suitability of the policy.

Floor Plan

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



Ground Floor
Floor area 75.2 sq.m. (810 sq.ft.)

First Floor
Floor area 58.3 sq.m. (628 sq.ft.)

Garage
Floor area 17.7 sq.m. (190 sq.ft.)

Total floor area: 151.2 sq.m. (1,628 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

