

**The Meadows,  
Cannock, WS11 1RB**

**£480,000**

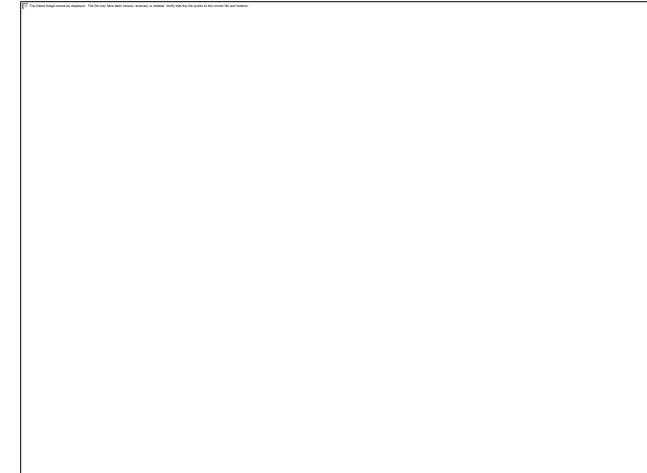
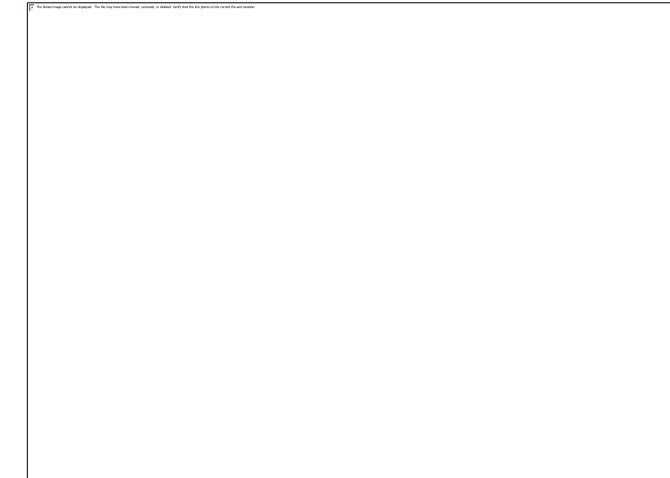
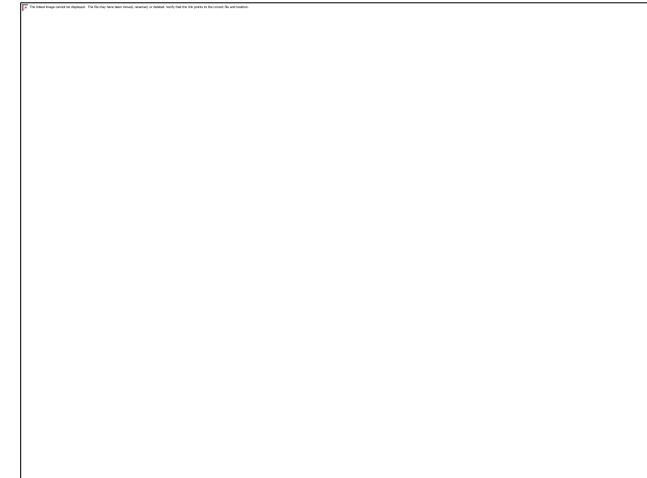
**£480,000**

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Paul Carr Estate Agents are privileged to market this modern three storey family home on a quiet cul-de-sac in Wedges Mills offering excellent access to local amenities, transport links and schools.

Spanning three storeys, this double fronted family home features an Entrance Hall, Lounge, Kitchen, Dining Room, Study, Utility-WC and Conservatory on the ground floor. The first floor offers four double Bedrooms with a Jack and Jill Bathroom as well as Family Bathroom, while the second floor boasts a 20ft+ Master Bedroom with En-Suite Bathroom and Walk In Wardrobe.

Positioned on a corner plot on a quiet cul-de-sac in Wedges Mills, this property benefits from a rear double width driveway leading to a detached Double Garage. The rear garden features a lawn with decorative borders, slabbed seating space, a composite decked seating area and rear gated access to the driveway.





### 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: 6th February 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

Five Double Bedrooms  
Three Modern Bathrooms  
Two Dressing Rooms / Walk-In Wardrobes  
Rear Conservatory  
20ft+ Master Bedroom

Lounge 15' 0" x 11' 7" (4.58m x 3.52m)

Kitchen 12' 4" x 12' 2" (3.76m x 3.72m)

Utility / WC 9' 3" x 5' 10" (2.83m x 1.77m)

Dining Room 10' 6" x 9' 2" (3.2m x 2.79m)

Study 9' 5" x 9' 10" (2.86m x 2.99m)

Conservatory 13' 5" x 12' 9" (4.1m x 3.88m)

Bedroom Two 12' 6" x 10' 0" (3.8m x 3.06m)

Jack and Jill Bathroom 7' 0" x 7' 5" (2.14m x 2.25m)

Bedroom Three 13' 1" x 9' 7" (3.98m x 2.91m)

Bedroom Four 9' 8" x 10' 1" (2.95m x 3.08m)

Bedroom Five 7' 0" x 9' 9" (2.14m x 2.97m)

Family Bathroom 9' 9" x 8' 0" (2.96m x 2.43m)

Bedroom One 20' 3" x 17' 9" (6.18m x 5.41m)

Master En-Suite 5' 5" x 9' 9" (1.64m x 2.97m)

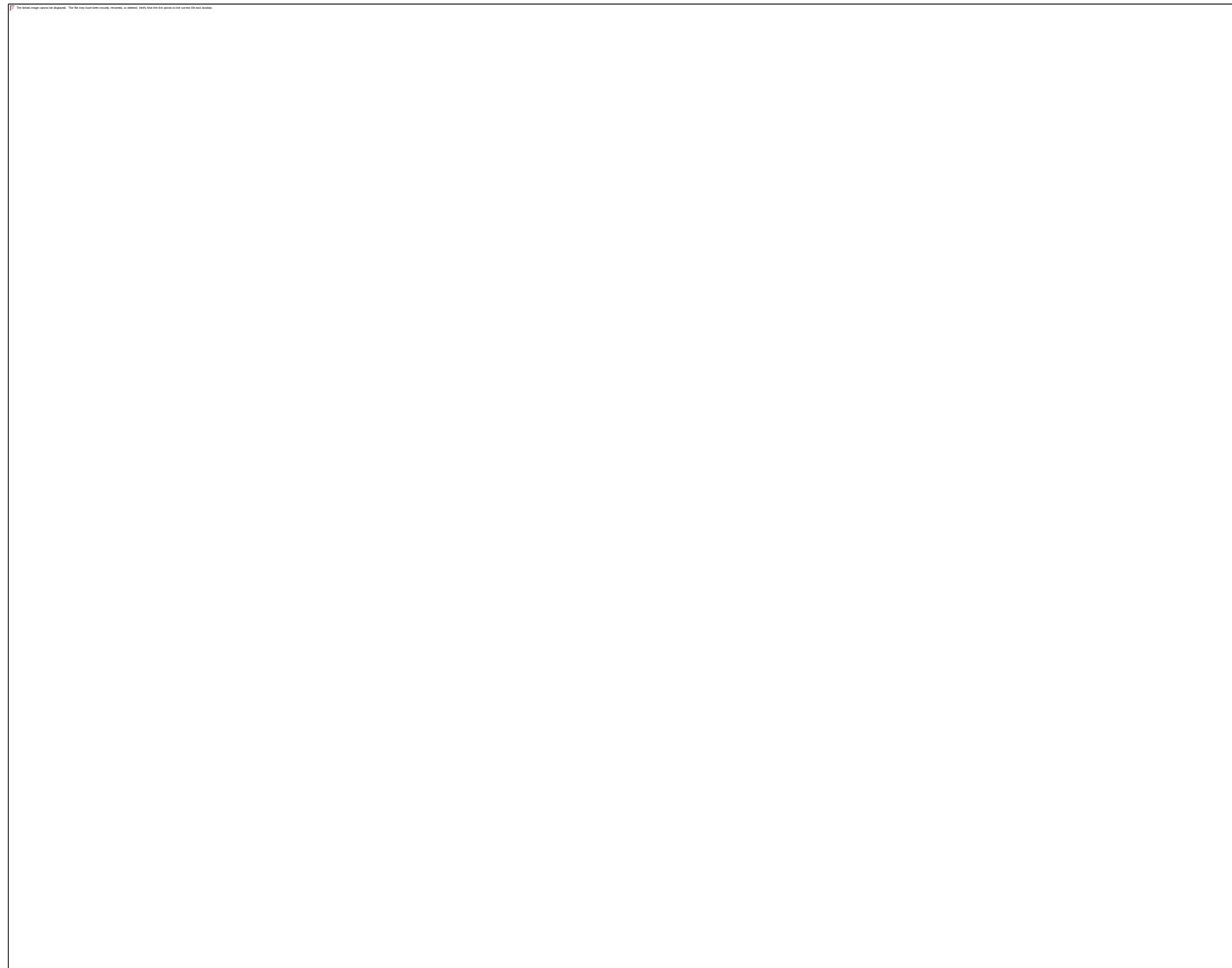
Services connected: Gas, Electricity, Water, Drainage

Council tax band: F

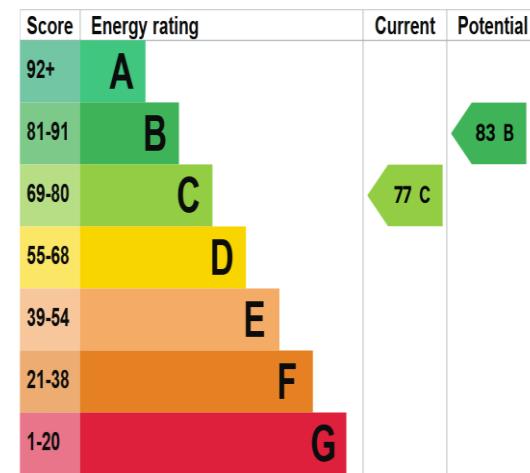
Tenure: Freehold

# Floor Plan

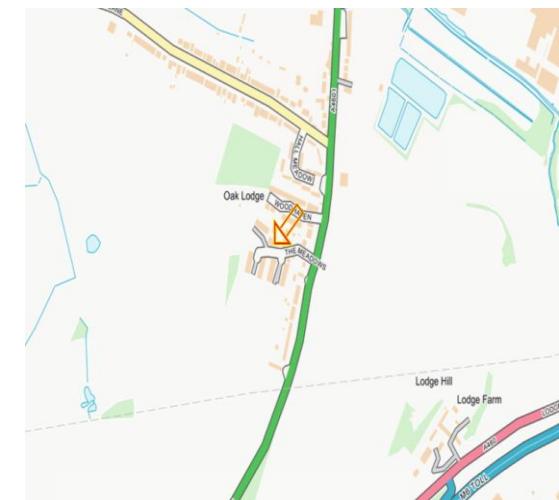
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating



## Map Location



[www.paulcarrestateagents.co.uk](http://www.paulcarrestateagents.co.uk)



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