PAUL CARR
Estate Agents
Sales & Lettings

Cannock 01543 398968 Cannock@paulcarrestateagents.co.uk

Off Conway Road,
Cannock, WS11 1TS

**£284,000**

**The Shires, Off Conway Road, Cannock, No Upward Chain**

Paul Carr Estate Agents are delighted to present this well-maintained three-bedroom detached family home, pleasantly positioned within a quiet residential cul-de-sac off Conway Road in Cannock. Offering well-proportioned accommodation, an attractive low-maintenance rear garden and the significant advantage of no upward chain, this appealing home is ideally suited to first-time buyers, young families and those looking to downsize.

The ground-floor accommodation begins with a welcoming entrance hall leading into a spacious and beautifully presented lounge. This comfortable reception room benefits from a feature fireplace, neutral décor and plenty of natural light, creating an inviting space in which to relax. To the rear is a generous kitchen-diner, fitted with an extensive range of contemporary wood-effect cabinetry, contrasting work surfaces and a selection of integrated appliances. There is ample room for a family dining table, making this a sociable and practical space for both everyday living and entertaining. French doors open into a bright conservatory overlooking the rear garden, providing a versatile additional reception room that could be used as a sitting room, dining space or peaceful place to unwind.

To the first floor are three well-proportioned bedrooms. The generous principal bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining bedrooms offer excellent flexibility for children, guests or home working. Completing the first-floor accommodation is a well-appointed family bathroom.

Externally, the property enjoys excellent kerb appeal and is set back behind a substantial block-paved frontage providing ample off-road parking. The enclosed rear garden has been thoughtfully landscaped for ease of maintenance, featuring paved and gravelled seating areas together with an attractive selection of established shrubs and planted borders. The garden offers a private and welcoming setting for outdoor dining, entertaining and relaxation.

The Shires is conveniently positioned for a variety of local shops, schools and everyday amenities, while Cannock town centre and Cannock railway station are also within easy reach. The railway station provides regular services towards Birmingham, making the location particularly convenient for commuters. Road links include convenient access to the A5, A34 and M6 Toll, while the open spaces and leisure opportunities of Cannock Chase are also readily accessible.

Combining generous accommodation, an en-suite principal bedroom, a versatile conservatory, ample parking and an attractive low-maintenance garden, this superb home offers an excellent opportunity within a peaceful yet convenient Cannock location.

**Offered for sale with no upward chain, early viewing is strongly recommended to fully appreciate everything the property has to offer.**

Entrance Hall

Lounge 12' 4" x 13' 1" (3.76m x 3.98m)

Kitchen / Diner 15' 11" x 10' 9" (4.85m x 3.27m)

Guest W.C.

Conservatory 8' 8" x 8' 4" (2.64m x 2.54m)

Bedroom 1 10' 9" x 10' 3" (3.27m x 3.12m)

Bedroom 2 10' 1" x 7' 7" (3.07m x 2.31m)

Bedroom 3 7' 6" x 7' 4" (2.28m x 2.23m)

Family Bathroom

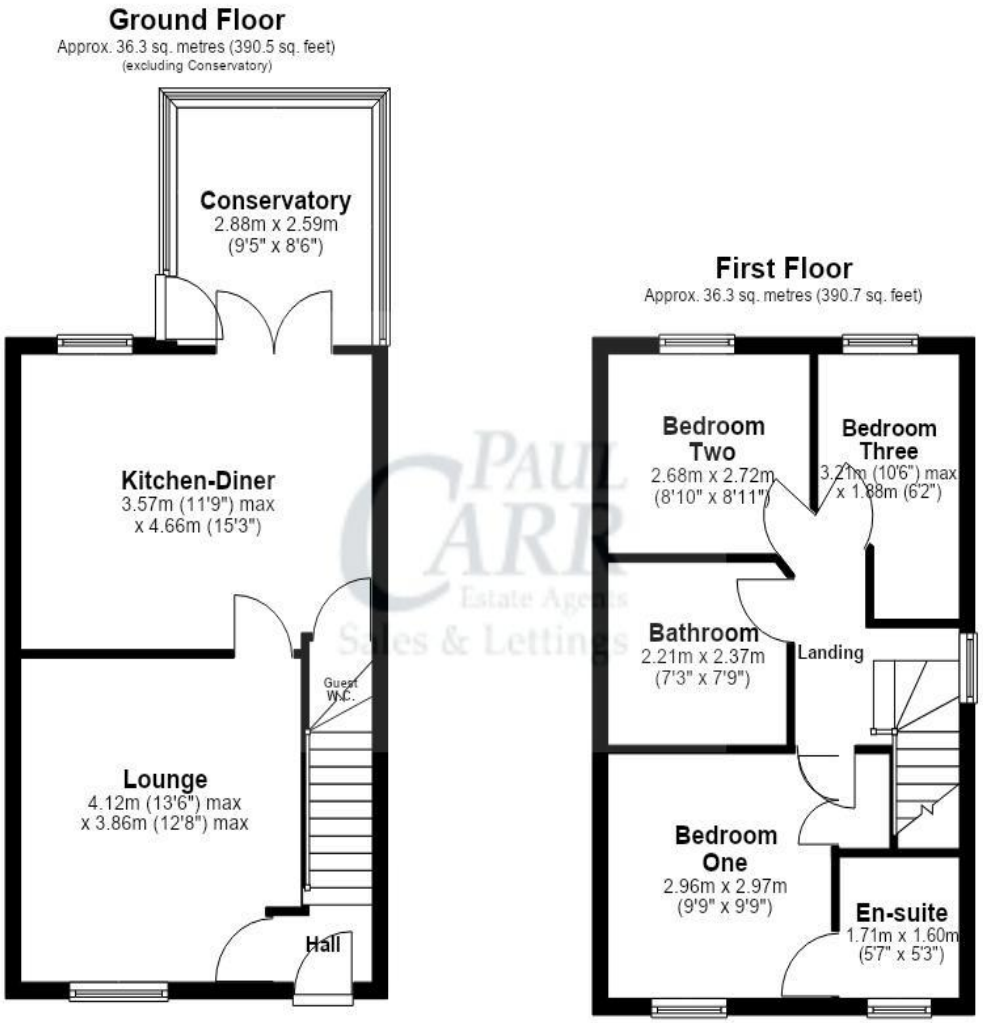
Outside

Driveway

Easy Maintenance Rear Garden

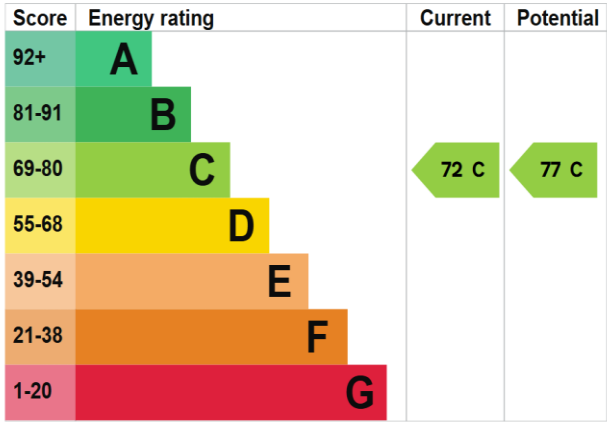
# Floor Plan

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

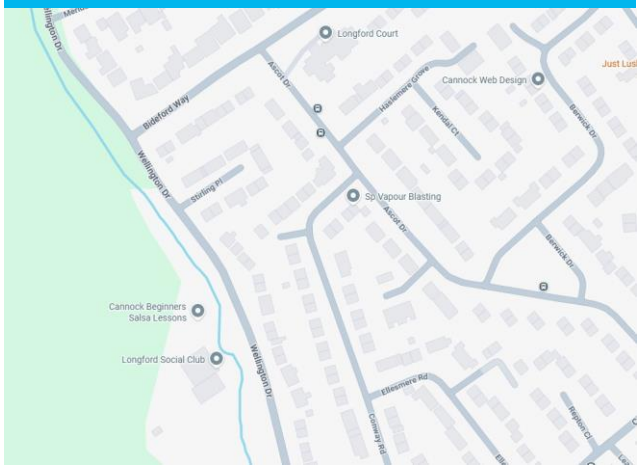



Total area: approx. 72.6 sq. metres (781.2 sq. feet)

## Energy Performance Rating




## Map Location



BOCKINGFORD
Watercolour
PAPER

***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: 7th September 2026

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