



Orchard Avenue,
Cannock, WS11 1JD

£275,000

Paul Carr Estate Agents are delighted to present this semi-detached dormer bungalow, occupying a highly sought-after position on Orchard Avenue in the desirable Shoal Hill area of Cannock, one of the town's most coveted residential locations.

The property offers versatile accommodation arranged over two floors, briefly comprising a spacious inner entrance hall, a recently fitted kitchen featuring attractive modern shaker-style cabinetry, well-proportioned living accommodation and three double bedrooms, with two bedrooms situated to the ground floor and a further bedroom on the first floor.

The layout provides excellent flexibility, allowing purchasers the opportunity to adapt the living and bedroom accommodation to suit their individual requirements.

The upstairs bedroom is served by a spacious 13ft+ family bathroom, complemented by a convenient downstairs shower room. A particular feature of the property is the versatile additional accommodation, with the garage having been converted to provide a useful utility room, alongside a rear sitting/games room offering further scope for a variety of uses.

This flexibility makes the property ideally suited to a range of buyers seeking adaptable living space. Externally, the property enjoys attractive curb appeal, with a front lawn and tarmac driveway providing off-road parking for multiple vehicles.

To the rear is a well-maintained garden featuring a lawned area, slabbed seating space, storage shed and greenhouse, together with rear gated access.

This rare dormer bungalow represents an excellent opportunity to acquire a versatile home in the highly coveted Shoal Hill area of Cannock.

Conveniently positioned for access to the town's wide range of amenities, transport links and surrounding countryside, the property offers considerable flexibility for those seeking a home that can adapt to their individual needs.

Early viewing is strongly recommended to fully appreciate the accommodation, location and potential on offer.



Inner Hall

Lounge-Diner 20' 3" x 10' 11" (6.17m x 3.32m)

Kitchen 7' 5" x 7' 0" (2.27m x 2.14m)

Utility / Porch 13' 5" x 7' 7" (4.10m x 2.30m)

Sitting / Games Room 19' 9" x 7' 7" (6.02m x 2.30m)

Bedroom One 17' 3" x 7' 10" (5.27m x 2.40m)

Bedroom Two 14' 4" x 8' 8" (4.38m x 2.63m)

Bedroom Three 13' 4" x 10' 8" (4.06m x 3.26m)

Bathroom 13' 4" x 5' 9" (4.06m x 1.74m)

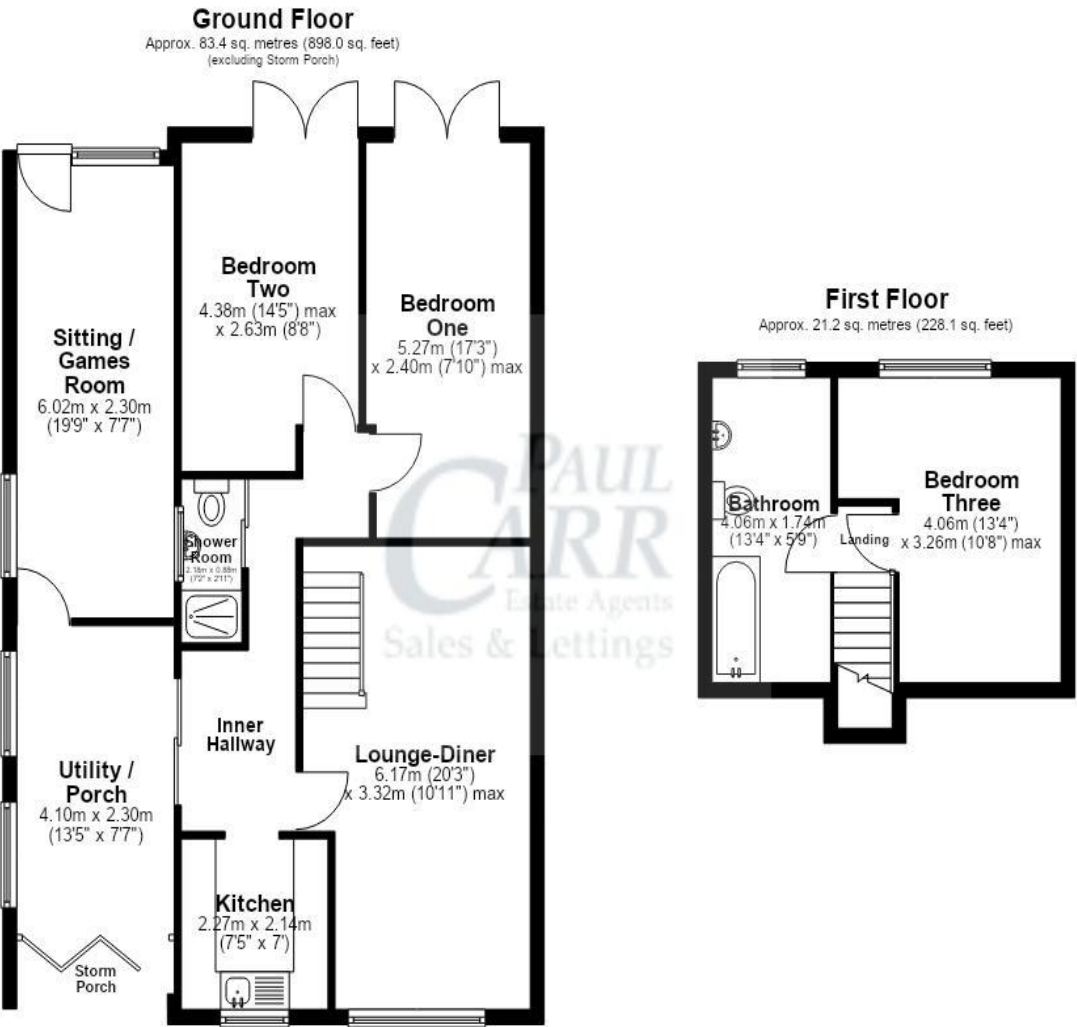
Downstairs Shower Room 7' 2" x 2' 11" (2.18m x 0.88m)





Floor Plan

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

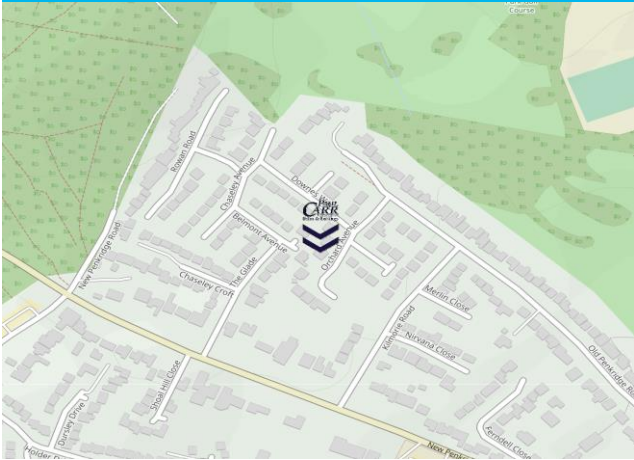


Total area: approx. 104.6 sq. metres (1126.1 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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: 11th September 2026

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