PAUL CARR Estate Agents
Sales & Lettings

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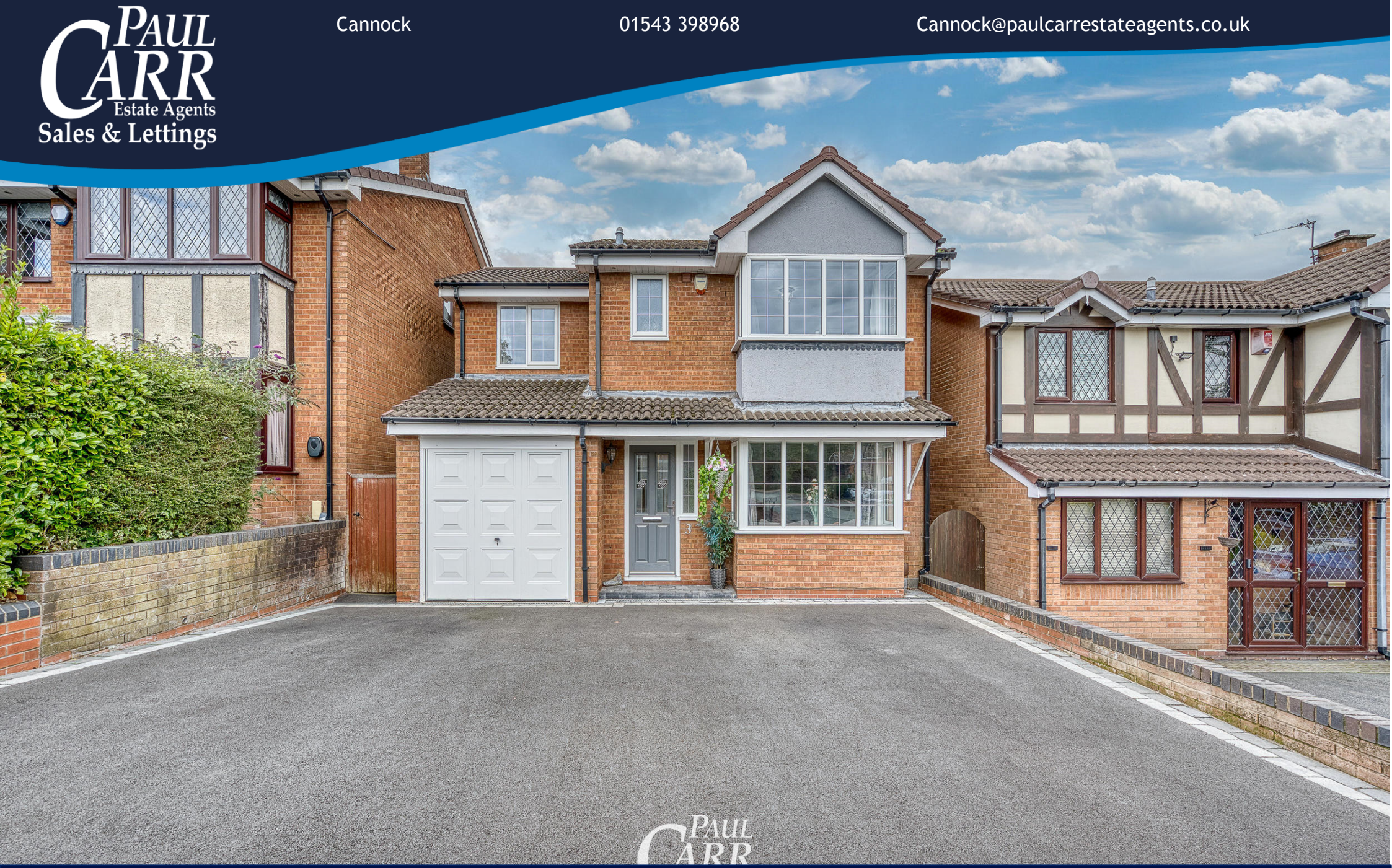

Shugborough Way,
Cannock, WS11 7YT

£410,000

Paul Carr Estate Agents are delighted to present this generously extended four-bedroom detached family home, occupying a desirable position on the popular Shugborough Way in Heath Hayes.

The ground floor accommodation briefly comprises an entrance hall, a spacious bay-fronted lounge featuring a bespoke fitted media wall, and a well-presented kitchen-diner fitted with attractive shaker-style cabinetry, breakfast bar, and integral garage access. A separate utility room provides further practicality, with a convenient downstairs cloakroom situated adjacent. Completing the ground floor is an impressive orangery extension, featuring a vaulted ceiling, inset spotlights and double french doors opening onto the rear garden.

To the first floor are four well-proportioned bedrooms, served by a well-presented family bathroom, with the principal bedroom further benefiting from a modernised en-suite shower room.

Externally, the property boasts excellent kerb appeal, with a generous driveway providing ample parking for multiple vehicles, garage access and gated side access. To the rear is a private south-facing garden with artificial turf and two decked seating areas. A substantial summerhouse with power and lighting offers a versatile additional space, ideal for those working from home.

This impressive and versatile family home occupies a highly desirable residential location, with excellent access to local amenities, highly regarded school catchments and convenient commuting links. Offering generous living accommodation both internally and externally, this superb property represents an excellent opportunity for a growing family.

Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.


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Entrance Hall

Lounge 13' 5" x 13' 2" (4.09m x 4.02m)

Kitchen-Diner 10' 9" x 19' 10" (3.28m x 6.04m)

Utility 6' 9" x 4' 10" (2.07m x 1.47m)

Downstairs Cloakroom

Orangery 11' 10" x 14' 11" (3.60m x 4.55m)

First Floor Landing

Bedroom One 9' 9" x 11' 5" (2.97m x 3.49m)

Master En-Suite 5' 3" x 4' 11" (1.60m x 1.50m)

Bedroom Two 8' 1" x 8' 6" (2.46m x 2.60m)

Bedroom Three 8' 11" x 7' 7" (2.73m x 2.30m)

Bedroom Four 15' 1" x 7' 10" (4.61m x 2.38m)

Family Bathroom 6' 5" x 5' 7" (1.96m x 1.70m)

Garage 17' 3" x 8' 6" (5.25m x 2.60m)










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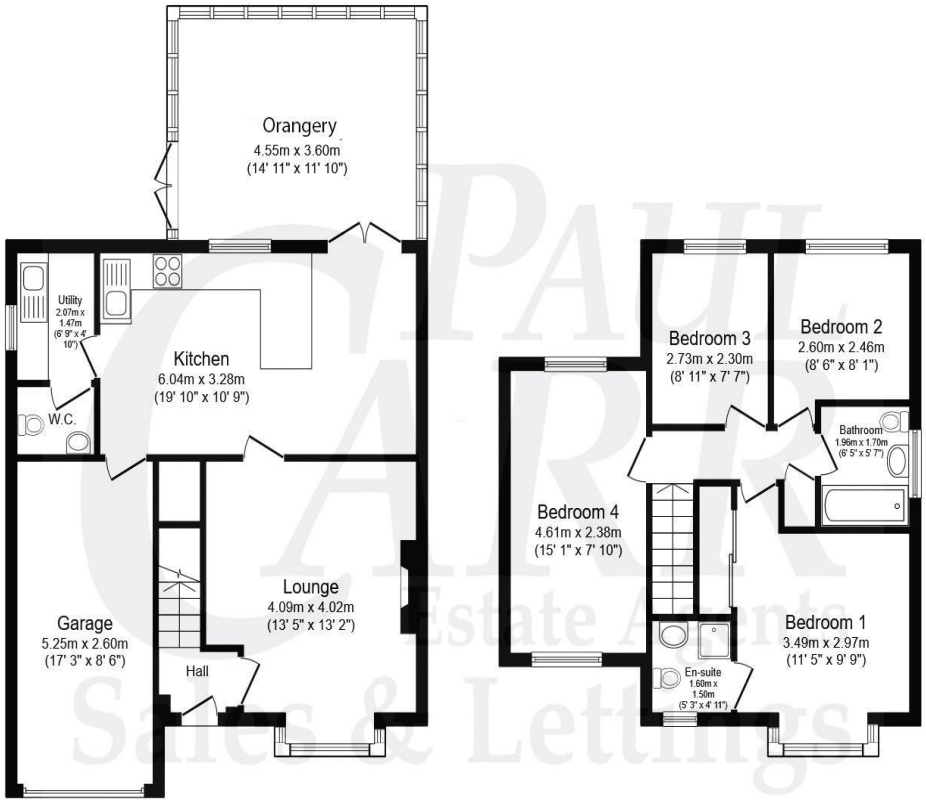
Floor Plan

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



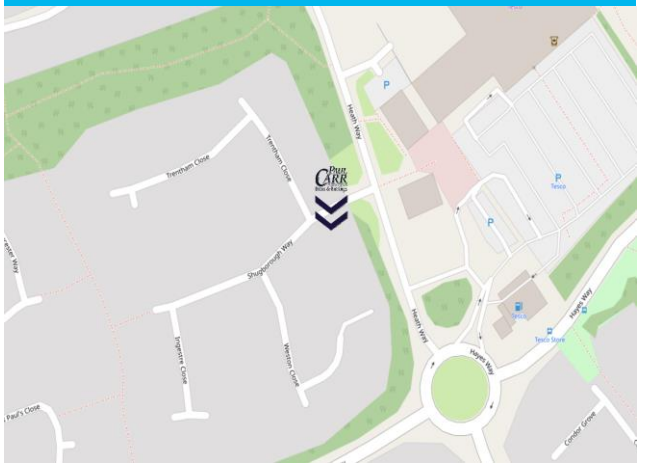
Ground Floor First Floor

Total floor area: 128.1 sq.m. (1,379 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 Performance Rating

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: 16th September 2026

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