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**Adamson Close | Shoal Hill, Cannock | WS11 1TJ**  
**Offers In The Region Of £425,000**

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estate agents



## Summary

Webbs Estate Agents are delighted to offer for sale this well-presented detached family home, ideally located in the highly sought-after area of Shoal Hill. The property benefits from excellent local schools, convenient transport links, and easy access to scenic walks across Shoal Hill Common. A range of local shops and everyday amenities are also just a short distance away.

The accommodation briefly comprises of an entrance hallway with guest WC. The spacious and light-filled lounge leads through to the dining room, which features double doors opening onto the rear garden. The property also boasts a modern, re-fitted breakfast kitchen, with an external door providing access to the large tandem garage, complete with an electric up-and-over door, and further access to the rear garden.

To the first floor, the property offers three generously sized double bedrooms, a family bathroom, and a contemporary re-fitted en-suite shower room to the master bedroom. Externally, the home enjoys both front and rear gardens, along with ample off-road parking.

Early viewing is highly recommended, as properties in this desirable location rarely remain on the market for long.

## Key Features

- SOUGHT AFTER LOCATION
- REFITTED SHOWER ROOM
- CLOSE TO SHOAL HILL COMMON
- LARGE LOUNGE
- TANDEM GARGE
- THREE GENEROUS DOUBLE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- REFITTED MODERN BREAKFAST KITCHEN
- DINING ROOM
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### SPACIOUS LOUNGE

15'7" x 13'6" (4.771 x 4.136)

### DINING ROOM

10'5" x 9'9" (3.196 x 2.994)

### MODERN RE-FITTED BREAKFAST KITCHEN

18'6" x 10'10" (5.644 x 3.309)

### LARGE TANDEM DOUBLE GARAGE

37'7" x 8'2" (11.467 x 2.491)

### LANDING

### BEDROOM ONE

13'7" x 11'9" (4.156 x 3.589)

### REFITTED EN-SUITE SHOWER ROOM

11'9" x 5'10" (3.585 x 1.795)

### BEDROOM TWO

11'11" x 10'9" (3.651 x 3.296)

### BEDROOM THREE

10'11" x 8'4" (3.338 x 2.548)

### FAMILY BATHROOM

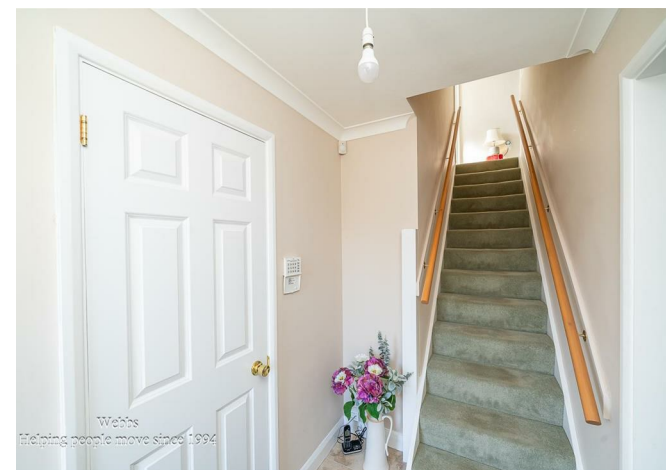
11'4" x 5'0" (3.474 x 1.530)

### ENCLOSED REAR GARDEN

### FRONT GARDEN AND DRIVEWAY

### IDENTIFICATION CHECKS - C

### Agents Notes

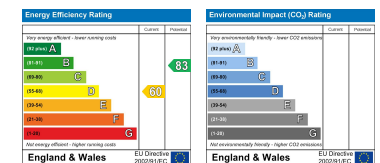






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: [sales@webbestateagents.co.uk](mailto:sales@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

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