



Woodstock Drive,
Cannock, WS12 4TB

£270,000

IMPRESSIVE FOUR BEDROOM FAMILY HOME WITH VERSATILE LIVING SPACE, GARAGE AND OUTSTANDING GARDEN ENTERTAINMENT AREA

Paul Carr Estate Agents are delighted to offer for sale this exceptionally well-presented and deceptively spacious five-bedroom family home, occupying a sought-after residential position within easy reach of Hednesford town centre, Cannock Chase and excellent commuter links. Beautifully maintained throughout, this versatile property offers spacious accommodation arranged over two floors, making it ideal for growing families, multi-generational living or those seeking dedicated home-working space. Of particular note is the ground floor bedroom and study area, alongside the impressive detached summer house/bar which provides a fantastic entertainment space, home office, gym or hobby room.

The property is approached via a low-maintenance frontage providing ample off-road parking and access to the integral garage. Internally, the accommodation begins with a welcoming entrance hall leading into a generous lounge, offering an excellent family living environment with plenty of space for both relaxation and entertaining. To the rear, the modern fitted kitchen has been thoughtfully designed with a comprehensive range of contemporary wall and base units, contrasting work surfaces, integrated appliances and ample preparation space. French doors provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

A particularly valuable feature of the property is the versatile ground floor accommodation, comprising a spacious double bedroom alongside an adjoining study and storage area. This section of the home offers excellent flexibility and could suit those requiring annex-style accommodation, a home office suite, playroom or guest accommodation.

To the first floor, the landing gives access to three further well-proportioned bedrooms. The principal bedroom benefits from fitted mirrored wardrobes, while all bedrooms are presented to an excellent standard and offer comfortable family accommodation. Completing the first floor is a stylish contemporary shower room, beautifully appointed with modern tiling, vanity storage and a large walk-in shower enclosure. Externally, the rear garden has been designed with ease of maintenance in mind and provides an attractive outdoor entertaining space with artificial lawn, seating areas and excellent privacy.

The standout feature is undoubtedly the substantial detached summer house/bar. Currently utilised as a bespoke entertainment venue, this impressive building offers endless possibilities and could easily function as a home office, gym, studio, games room or garden retreat.

Woodstock Drive is situated within a popular residential area of Hednesford, enjoying excellent access to a wide range of local amenities. Hednesford town centre offers an array of shops, supermarkets, cafés and everyday facilities, whilst nearby Cannock Chase provides an outstanding area of natural beauty with extensive walking, cycling and outdoor leisure opportunities.

The property is well positioned for commuters, with Hednesford Railway Station providing direct services towards Birmingham, while the A5, M6 and M6 Toll road networks are all readily accessible. Families are well served by a selection of highly regarded schools within the surrounding area. A superb opportunity to acquire a spacious, versatile and beautifully presented family home with the added benefit of an exceptional garden entertainment space.



Entrance Porch

Lounge 17' 2" x 12' 6" (5.23m x 3.81m)

Kitchen 12' 6" x 8' 9" (3.81m x 2.66m)

Store 9' 0" x 8' 11" (2.74m x 2.72m)

Study 9' 6" x 8' 6" (2.89m x 2.59m)

Downstairs Bedroom 22' 1" x 9' 0" (6.73m x 2.74m)

First Floor Landing

Bedroom 1 14' 9" x 10' 6" (4.49m x 3.20m)

Bedroom 2 12' 7" x 8' 10" (3.83m x 2.69m)

Bedroom 3 8' 6" x 8' 4" (2.59m x 2.54m)

Bedroom 4 8' 7" x 8' 6" (2.61m x 2.59m)

Shower Room

Outside

Off Road Parking To Front

Easy Maintenance Rear Garden

Bar / Summer House 17' 3" x 12' 4" (5.25m x 3.76m)

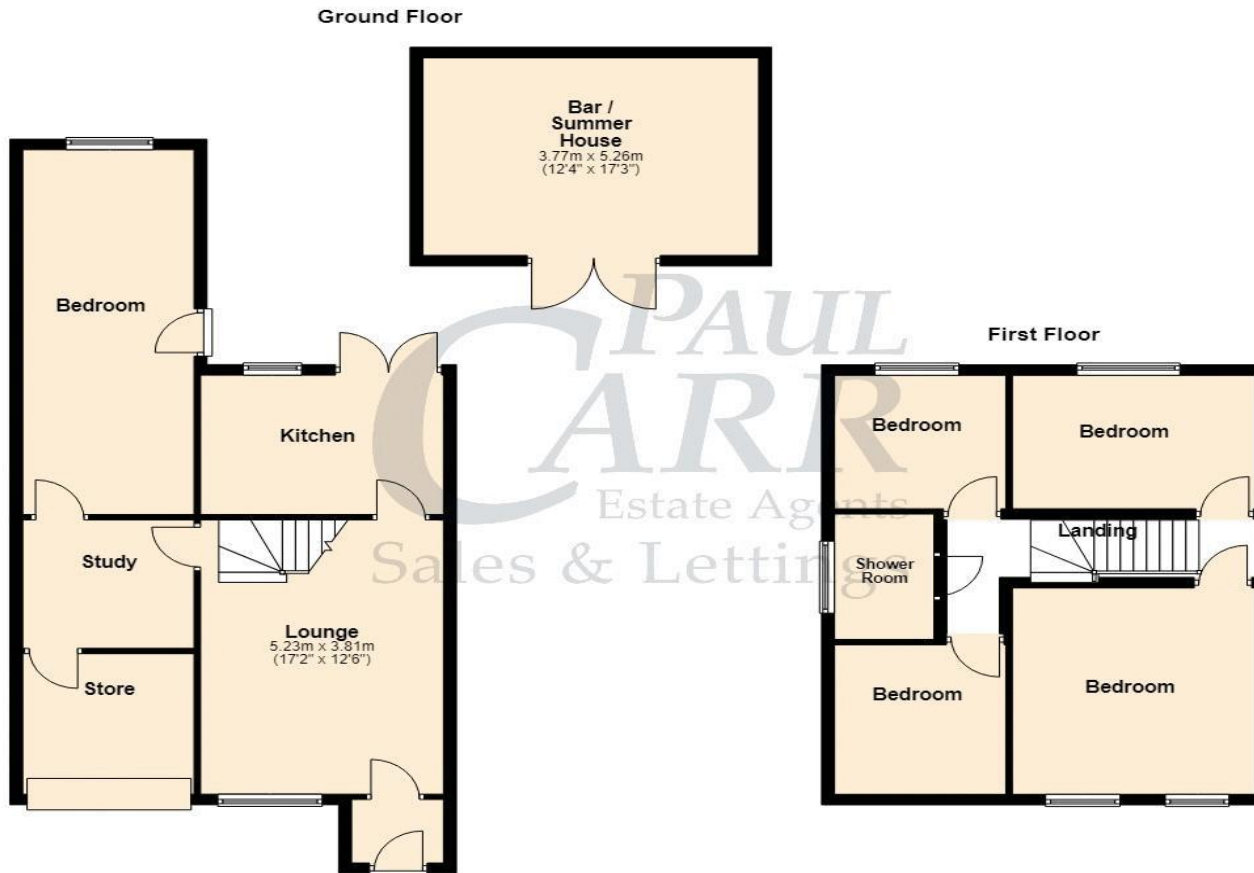




Floor Plan

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

Energy Performance Rating



Map Location





Agent's Note:

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