



PAUL  
CARR

Shire Close,  
Cannock, WS11 1EG

**£250,000**

Paul Carr Estate Agents are delighted to present this modern and beautifully maintained three-bedroom semi-detached family home, ideally situated on a quiet cul-de-sac just off the sought-after Wellington Drive in Cannock.

The ground floor accommodation briefly comprises an entrance hall leading into a spacious 14ft+ lounge, the hub of the home is a stylish high-gloss kitchen fitted with a range of integrated appliances including a six-burner gas hob with adjacent cloakroom and opening into a bright orangery / sitting room featuring an insulated roof and direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, including a principal bedroom benefitting from a contemporary en-suite, alongside a modern and well-appointed family bathroom.

Externally, the property enjoys a double-width block-paved driveway providing ample off-road parking and benefitting from an EV charger, along with side gated access and a designated bin store. The landscaped rear garden has been thoughtfully designed for low maintenance, featuring an artificial lawn, decorative graveled area, composite fencing, and storage shed.

This impressive home offers an excellent opportunity to acquire a stylish property in a desirable residential location, with convenient access to local amenities, commuting links, and well-regarded schools. Early viewing is highly recommended to fully appreciate the quality and accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via [Cannock@paulcarrestateagents.co.uk](mailto:Cannock@paulcarrestateagents.co.uk)



**PAUL  
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Estate Agents  
Sales & Lettings

**Entrance Hall**

**Lounge**

14' 2" x 12' 2" (4.32m x 3.72m)

**Kitchen-Diner**

14' 8" x 15' 3" (4.46m x 4.66m)

**Orangery**

9' 5" x 8' 6" (2.88m x 2.59m)

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

9' 9" x 10' 4" (2.96m x 3.15m)

**Master En-Suite**

5' 7" x 5' 7" (1.71m x 1.69m)

**Bedroom Two**

8' 10" x 8' 11" (2.68m x 2.72m)

**Bedroom Three**

8' 10" x 6' 2" (2.68m x 1.88m)

**Family Bathroom**

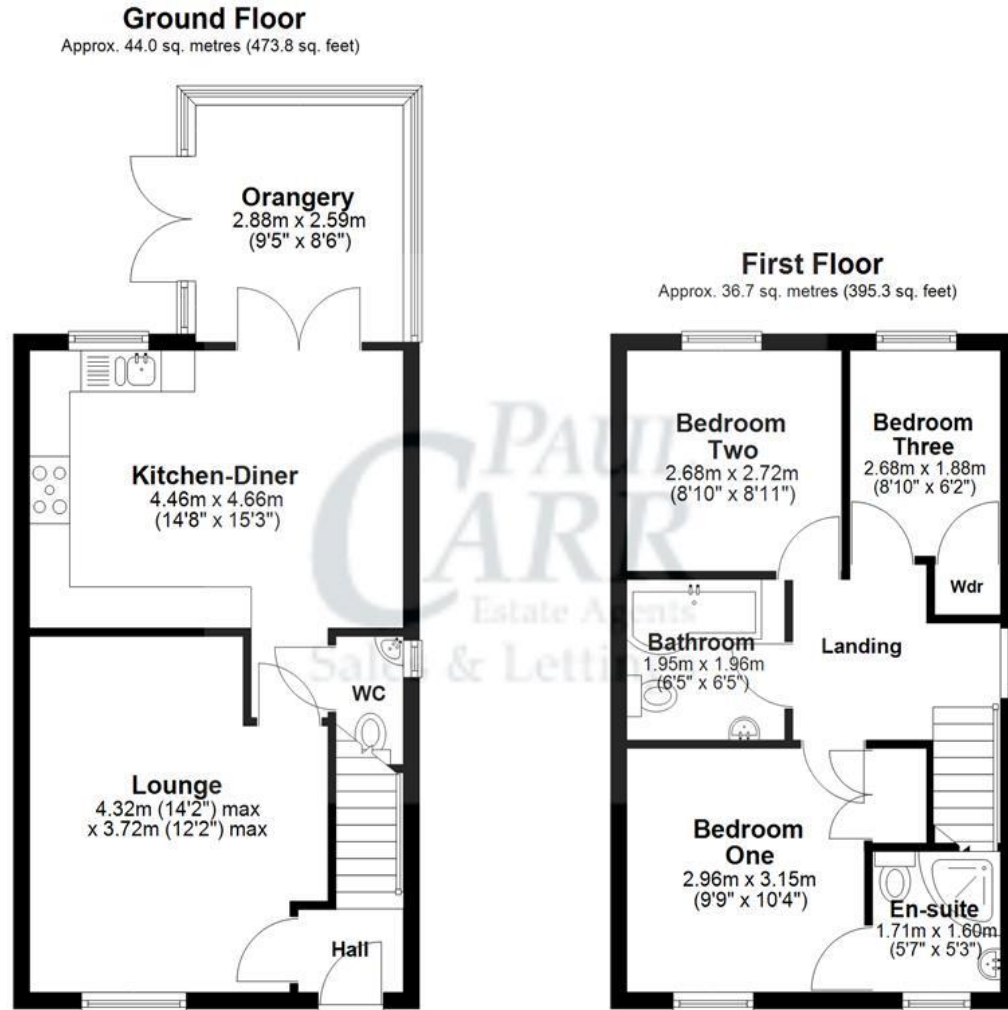
6' 5" x 6' 5" (1.95m x 1.96m)





# Floor Plan

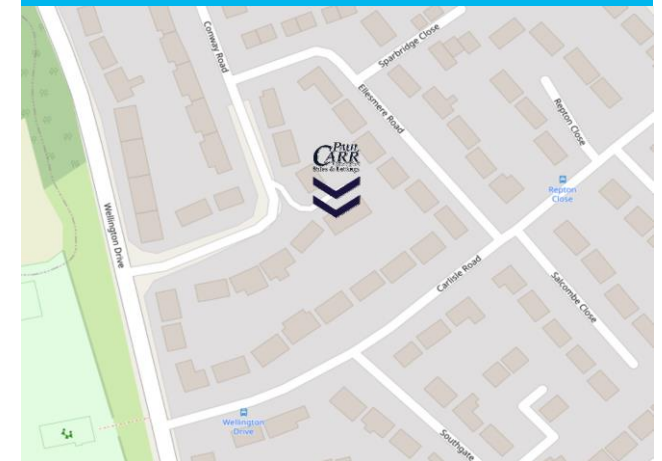
This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 80.7 sq. metres (869.2 sq. feet)

## 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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.