



Pebblemill Close,
Cannock, WS11 6UU

£340,000

Paul Carr Estate Agents are delighted to present this extended and well-maintained three-bedroom detached family home, ideally situated on the sought-after Pebblemill Close in Cannock.

The ground floor accommodation briefly comprises a welcoming and spacious entrance hall, a generously sized lounge, a separate dining room, and an additional reception room offering excellent versatility for use as a playroom or study. The property also benefits from an extended kitchen-diner with stunning shaker-style cabinetry and a five ring gas cooker.

To the first floor are three well-proportioned bedrooms, complemented by two modern and well-appointed bathrooms.

Externally, the property boasts a generous frontage with a blockpaved driveway for multiple vehicles leading to a garage. The property also benefits from a south-facing rear garden, thoughtfully landscaped over two tiers. Designed for low maintenance, the garden features a lawn, decorative planted borders, and ample space for outdoor seating and entertaining.

Offered with no onward chain, this impressive home is ready for immediate occupation and presents an excellent opportunity for buyers seeking a spacious and versatile property in a desirable residential location. With excellent commuting links and convenient access to local amenities, early viewing is highly recommended to fully appreciate all that this superb home has to offer.

Tenure: We can confirm the property is Freehold.

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

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



Entrance Hallway

Kitchen-Diner

19' 11" x 7' 4" (6.06m x 2.23m)

Lounge

11' 6" x 18' 9" (3.50m x 5.71m)

Dining Room

8' 9" x 9' 7" (2.67m x 2.93m)

Playroom / Study

8' 9" x 8' 10" (2.67m x 2.68m)

First Floor Landing

Bedroom One

10' 0" x 12' 5" (3.06m x 3.78m)

Master En-Suite

7' 0" x 5' 11" (2.14m x 1.81m)

Bedroom Two

11' 7" x 10' 0" (3.54m x 3.04m)

Bedroom Three

11' 6" x 8' 10" (3.51m x 2.68m)

Family Bathroom

8' 10" x 5' 5" (2.68m x 1.66m)

Garage

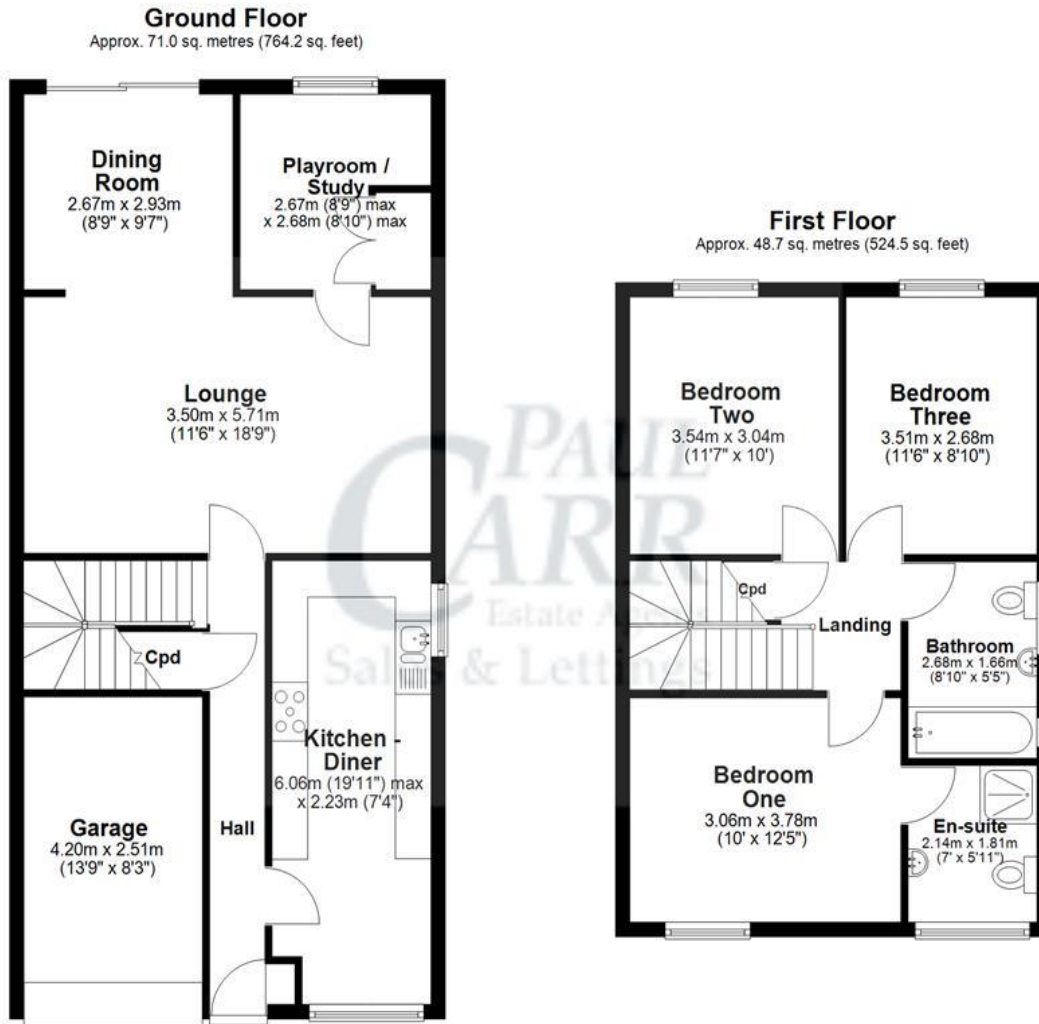
13' 9" x 8' 3" (4.20m x 2.51m)





Floor Plan

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

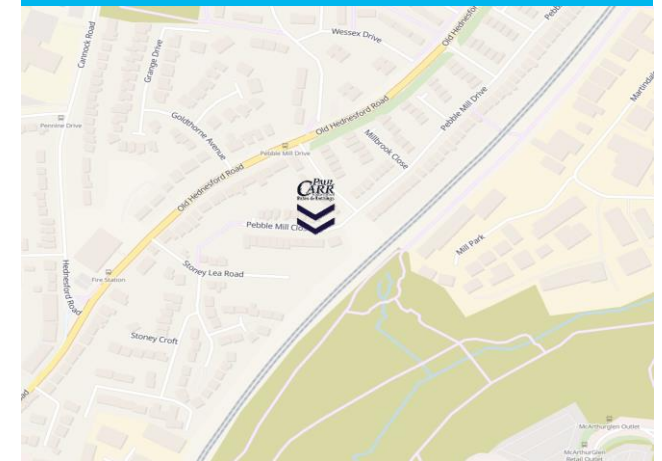


Total area: approx. 119.7 sq. metres (1288.7 sq. feet)

Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 68 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: 7th April 2026

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.

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