



Ferndell Close (Off New Penkridge Road),
Shoal Hill, Cannock, WS11 1HR

£525,000

Paul Carr Estate Agents are delighted to present this impressive extended detached family home, occupying a highly desirable position towards the end of a quiet cul-de-sac on the sought-after Ferndell Close, off New Penkridge Road in Shoal Hill.

The ground floor accommodation briefly comprises an entrance hall, a stunning modern kitchen fitted with high-gloss cabinetry, tiled splashback, inset spotlights and a range of integrated appliances including a mixed-fuel hob. There are three versatile reception rooms, including a spacious dual-aspect lounge, separate dining room, and an impressive rear sun room / family room featuring a vaulted ceiling, velux windows and double french doors opening onto the rear garden. The ground floor is further complemented by a double bedroom, en-suite bathroom and a second kitchen, providing excellent potential for multi-generational living or scope for further conversion.

To the first floor are three further well-proportioned double bedrooms, together with a recently fitted family bathroom featuring a freestanding bath and separate walk-in shower enclosure.

Externally, the property enjoys excellent kerb appeal, with a manicured front lawn, attractive planted borders and a private driveway providing parking for multiple vehicles. The generous rear garden features an expansive lawn, impressive mature borders and a stylish porcelain-tiled seating area, creating an excellent space for outdoor entertaining and family enjoyment.

This superb home offers a rare combination of generous accommodation, versatile living space and excellent multi-generational potential, all within one of Cannock's most desirable residential locations. Situated close to a range of local amenities and offering excellent commuting links, this impressive family home is ideally suited to a variety of buyers. Early viewing is highly recommended to fully appreciate the space, versatility and quality this exceptional property has to offer.

Tenure: We can confirm the property is Freehold.

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

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 Hall

Lounge

19' 0" x 11' 3" (5.79m x 3.44m)

Dining Area

9' 3" x 10' 1" (2.81m x 3.07m)

Kitchen

9' 3" x 11' 8" (2.82m x 3.55m)

Utility

8' 2" x 3' 5" (2.48m x 1.04m)

Sun Room / Family Room

10' 0" x 21' 4" (3.05m x 6.51m)

Annexe Bedroom / Kitchen

22' 1" x 8' 2" (6.73m x 2.49m)

Shower Room

8' 0" x 8' 2" (2.43m x 2.49m)

First Floor Landing

Bedroom One

15' 0" x 11' 3" (4.58m x 3.44m)

Bedroom Two

9' 3" x 11' 3" (2.83m x 3.44m)

Bedroom Three

9' 3" x 11' 3" (2.83m x 3.43m)

Family Bathroom

7' 7" x 7' 1" (2.31m x 2.16m)





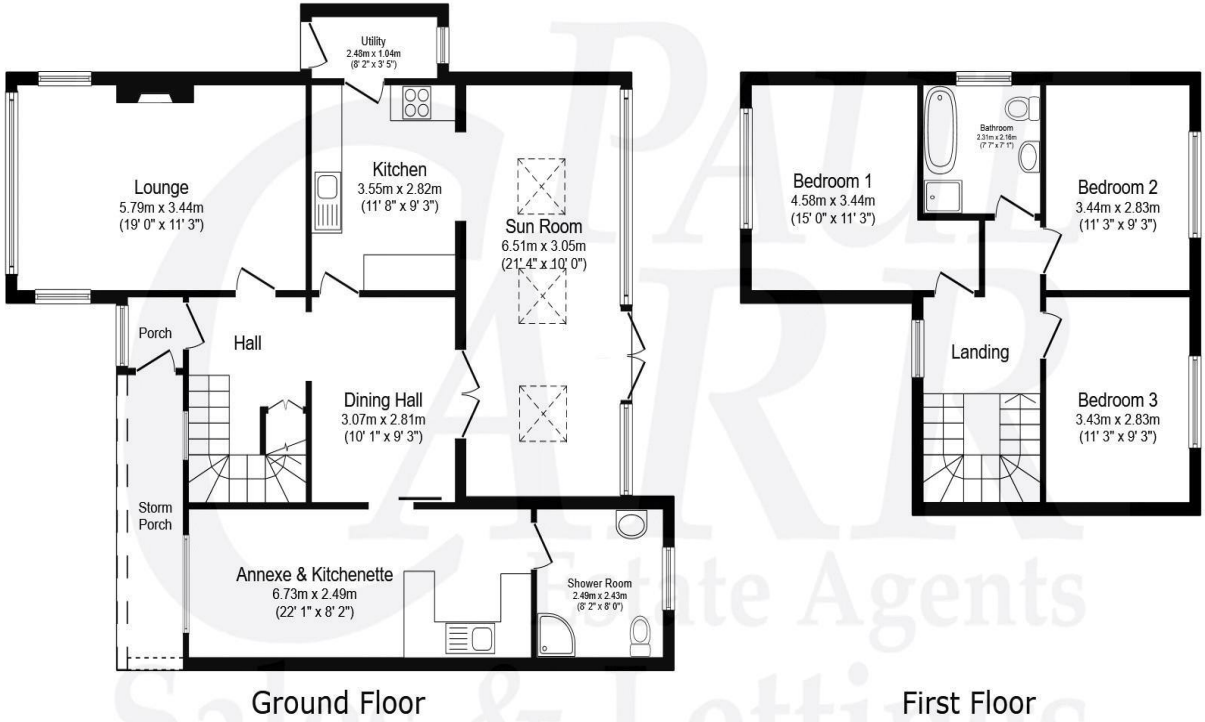
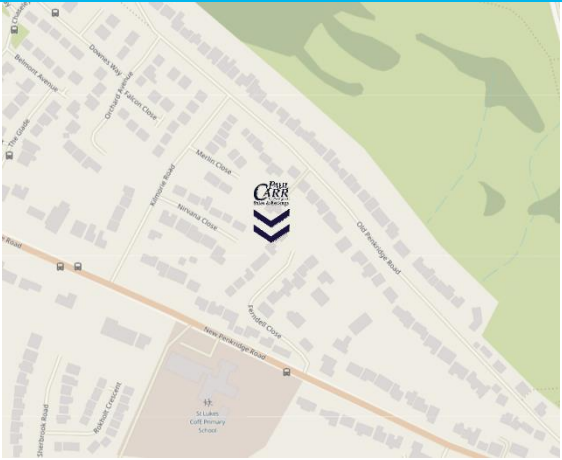
Floor Plan

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

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location



Total floor area: 153.3 sq.m. (1,650 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).





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: 13th August 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.