

Lloyd Street
Cannock, WS11 1HE

John German





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£350,000

An extended and enhanced detached family home situated within walking distance of Cannock town centre.

NO UPWARD CHAIN



This is a superb example of a traditional detached family home having been extended and carefully improved to create spacious accommodation over two floors. The home also benefits from having a new roof fitted in 2026 along with various other upgrades during the current owners time here. Situated within easy walking distance of Cannock town centre that has a wide range of amenities and being well placed for excellent transport links via the M6, M6 Toll, and A5, ideal for commuters to Birmingham, Stafford and beyond.

Internally the property comprises; A uPVC door opens into the entrance porch with a traditional front door with stained glass detail leading into the welcoming hallway with wooden flooring and oak veneered doors leading off to the living room, family room, kitchen and guest cloakroom. There are carpeted stairs rising to the first-floor landing with useful understairs storage cupboard and a ceiling light point.

The first of two reception rooms is the cosy living room with beautiful herringbone style flooring, a chimney breast with bespoke storage units either side, uPVC double glazed window to the front aspect and a ceiling light point.

The real 'wow' factor of this home is the impressive extended family room with bi-folding doors leading out to the rear garden, two Velux skylights, wooden style flooring, and ample space for both a dining area and living area. From this room, access leads into the kitchen which is fitted with a range of matching wall and base units allowing space for various freestanding kitchen appliances.

Upstairs there are three bedrooms - two generously proportioned double bedrooms, and a smaller single bedroom ideal as a nursery or a home office, ideal for those looking to work from home. These are served by a modern family bathroom comprising a white panelled bath, low level WC, wash hand basin, corner shower cubicle with mains shower, half tiled walls, heated towel rail and an obscured uPVC double glazed window to the rear aspect.

Outside to the front of the property is a driveway providing off-road parking for two/three vehicles plus further parking along the side that gives access into the detached single garage. To the rear of the home is a delightful enclosed garden with a patio seating area having a gate leading to the lawn with a variety of plants, trees and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Cannock Chase District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13032026

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Ground Floor

Approximate total area⁽¹⁾

1032 ft²

96 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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