



PAUL
CARR

Hollingsworth Mews,
Cannock, WS11 0GS

£365,000

Paul Carr Estate Agents are delighted to present for sale this exceptional four-bedroom detached family home, situated on an enviable corner plot and arranged over three spacious storeys in the heart of Cannock. Beautifully presented throughout, the property has been thoughtfully upgraded to offer generous living accommodation, high-quality finishes and modern family living, all offered to the market with no onward chain.

The ground floor accommodation briefly comprises a central entrance hall, a 17ft+ dual-aspect lounge enhanced by luxury engineered oak herringbone flooring, together with a well presented kitchen-diner featuring stylish two-tone cabinetry, solid wood worktops, a range of integrated appliances and double French doors opening onto the landscaped rear garden. Completing the ground floor is a separate utility room with plumbing for appliances, and a convenient guest cloakroom / WC.

A recently upgraded solid wood staircase, complemented by matching first and second floor landings, leads to the upper levels of the home. The first floor offers two generous double bedrooms, including the principal bedroom benefiting from an en-suite bathroom, alongside a recently improved family bathroom featuring both a bath and separate shower cubicle

Two further double bedrooms occupy the second floor, providing flexible accommodation ideally suited to growing families, guests or those working from home.

Occupying a prime corner plot, the property benefits from a private side driveway providing off-road parking for multiple vehicles and leading to a detached garage. The landscaped rear garden has been thoughtfully designed to create an attractive outdoor entertaining space, featuring a well-maintained lawn, a porcelain slabbed patio and a fitted pergola.

This outstanding chain-free family home is ideally positioned close to a wide range of local amenities, highly regarded schools and excellent commuter links to surrounding towns and major motorway networks. Combining spacious and versatile accommodation with quality finishes throughout, this superb home is sure to appeal to growing families, and early viewing is highly recommended to fully appreciate everything it 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



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Entrance Hall

Lounge

17' 5" x 9' 2" (5.32m x 2.80m)

Kitchen-Diner

17' 5" x 10' 1" (5.32m x 3.07m)

Utility Room

4' 5" x 6' 7" (1.35m x 2.01m)

Downstairs Cloakroom

5' 1" x 3' 1" (1.54m x 0.93m)

First Floor Landing

Bedroom One

17' 5" x 9' 2" (5.32m x 2.80m)

Master En-Suite

4' 6" x 7' 5" (1.37m x 2.26m)

Bedroom Four

9' 9" x 10' 1" (2.96m x 3.07m)

Family Bathroom

7' 5" x 10' 1" (2.26m x 3.07m)

Second Floor Landing

Bedroom Three

13' 6" x 9' 1" (4.11m x 2.78m)

Bedroom Four

13' 6" x 10' 1" (4.11m x 3.07m)

Detached Garage



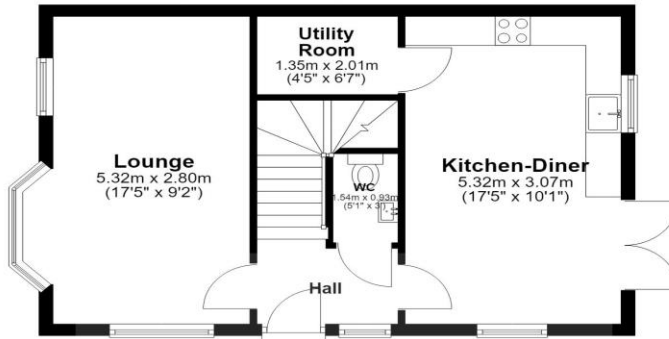


Floor Plan

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

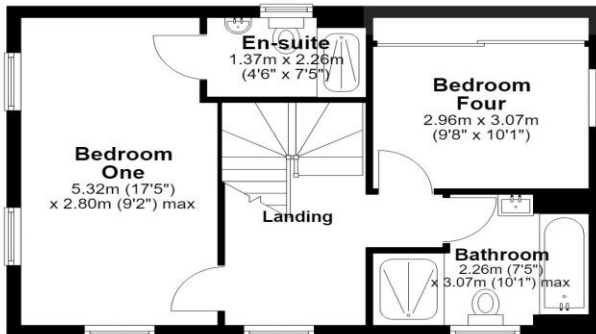
Ground Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



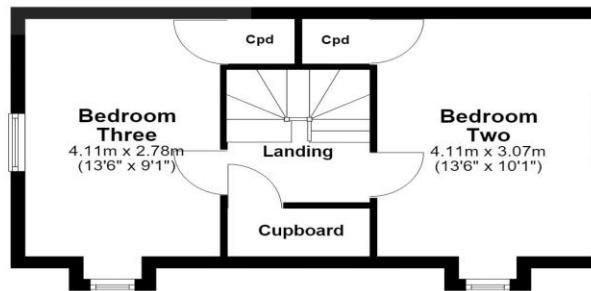
First Floor

Approx. 43.0 sq. metres (462.3 sq. feet)



Second Floor

Approx. 33.8 sq. metres (364.3 sq. feet)

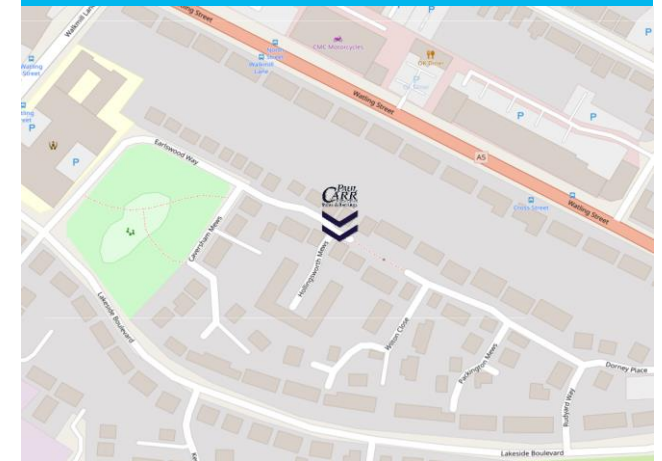


Total area: approx. 120.0 sq. metres (1291.8 sq. feet)

Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 78 C | |
| 55-68 | 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: 29th June 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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