



53 Hatherton Road, Cannock
Staffordshire, WS11 1HG

Offers in Excess of £700,000

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Located on one of the areas most desirable roads an opportunity arises to purchase a traditional detached home which requires some cosmetic improvement but is sold with a plot of land to the rear with planning permission for the construction of 2 x detached bungalows, both with garages and parking.

The current home offers well proportioned accommodation which briefly comprises: Porch, entrance hall, two reception rooms, kitchen, separate utility room, ground floor shower room, four bedrooms and a large family bathroom.

Please note that the garage to the side would be demolished to provide access to the rear building plots and a new garage constructed to the rear.

Planning permission was granted by Cannock Chase District Council (Ref: CH/25/0240) on the 12th January 2026 for the erection of two detached bungalows with proposed internal accommodation comprising:

Plot 1 - Entrance hall, Master bedroom with en-suite, bedroom two, bathroom, open plan living/dining/ kitchen area with utility off. Circa 1120 ft² in total.

Plot 2 - Entrance hall, Master bedroom with en-suite, bedroom two, bathroom, open plan living/dining/ kitchen area with utility room off. Circa 990 ft² in total.

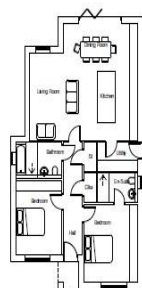
Outside each bungalow will have the benefit of an enclosed rear garden, garage and two further off road parking spaces.

Please note that the buyer is responsible for paying the agents fees of 1.5% + vat of the agreed purchase price



Property Specification

DETACHED FAMILY HOME WITH A BUILDING PLOT TO REAR
FOUR BEDROOM TWO RECEPTION ROOM DETACHED HOME
BUILDING PLOT WITH PLANNING PERMISSION FOR 2 X DETACHED BUNGALOWS
POPULAR LOCATION



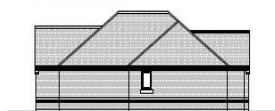
Plot 1 Floor Plan



Plot 1 Side Elevation



Plot 1 Front Elevation



Plot 1 Side Elevation



Plot 1 Rear Elevation



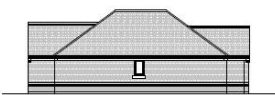
Plot 2 Floor Plan



Plot 2 Side Elevation



Plot 2 Front Elevation



Plot 2 Side Elevation



Plot 2 Rear Elevation

Lounge 6.46m (21'2") x 3.60m (11'10")

Hallway 4.25m (13'11") x 0.69m (2'3")
Porch 3.60m (11'10") x 0.78m (2'7")
Hall 2.06m (6'9") x 1.04m (3'5")

Shower Room 2.06m (6'9") x 1.64m (5'4")

Utility 3.50m (11'6") x 2.42m (7'11")

Kitchen 3.52m (11'7") x 3.40m (11'2")

Lounge 4.09m (13'5") x 3.33m (10'11")

Bathroom 3.46m (11'4") x 3.40m (11'2")

Landing 4.80m (15'9") x 2.32m (7'7")

Bedroom 3 3.49m (11'5") x 3.15m (10'4")

Bedroom 4 2.12m (6'11") x 1.85m (6'1")

Bedroom 1 5.02m (16'6") x 3.61m (11'10")

Bedroom 2 3.61m (11'10") x 3.23m (10'7")

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: F
Tenure: Freehold

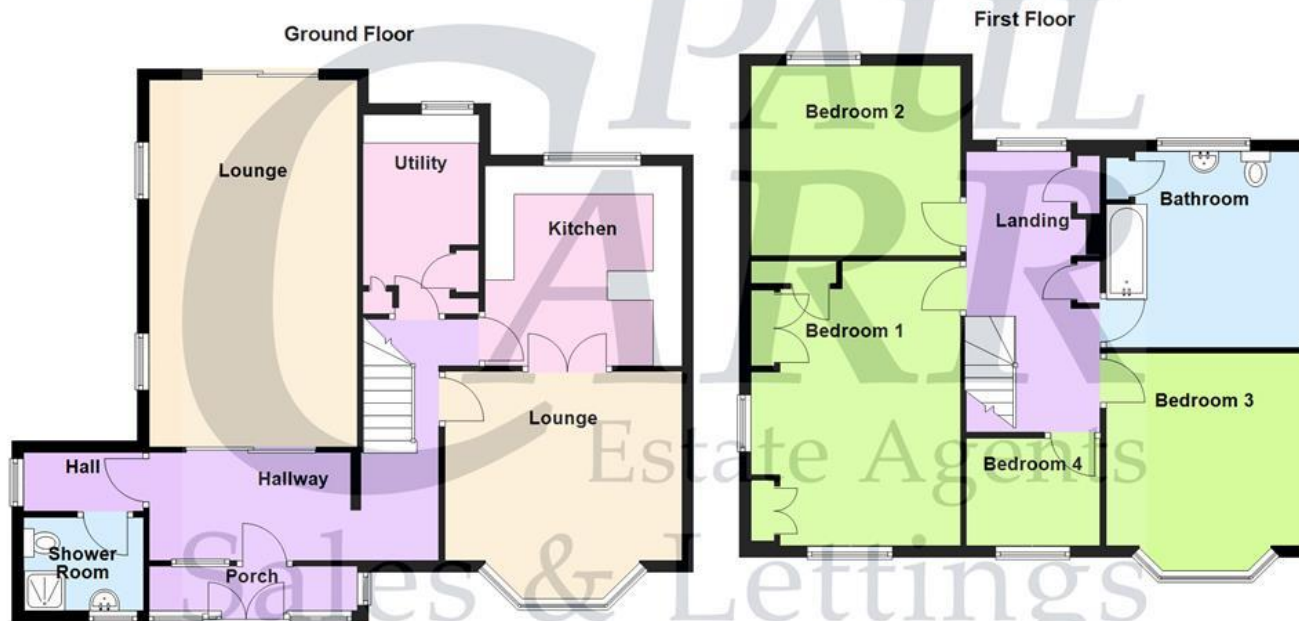
Agent's Note:

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.

Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

