Cannock 01543 398968 Cannock@paulcarrestateagents.co.uk

Hatherton Road, Shoal Hill, Cannock, WS11 1HH

Offers in Excess of £450,000

An exceptional opportunity to acquire this substantial three-bedroom detached family home, situated on the highly desirable Hatherton Road in Shoal Hill, Cannock. The property occupies a prestigious position within Cannock's most sought-after postcode and offers generously proportioned accommodation throughout, together with a number of particularly impressive features rarely found within a family home.

The accommodation briefly comprises a spacious 18ft+ contemporary lounge. Steps lead down from the lounge into a dedicated dining area, creating a natural flow between the principal reception spaces. The Kitchen / Breakfast Room is well presented featuring stylish high-gloss cabinetry, together with a substantial Rangemaster stove cooker.

Upstairs are three generously proportioned double bedrooms, including a huge principle bedroom with fitted wardrobes and an enclosed dressing room. The property further benefits from three bathrooms including a dedicated shower room serving the swimming pool for added convenience.

One of the home's most notable features is the impressive 39ft swimming pool enclosure with adjacent boiler room, creating a private leisure and entertaining environment.

The property benefits from a private driveway providing parking for multiple vehicles, enclosed by a brick-built perimeter wall with raised decorative planted beds and twin door access to the double garage. To the rear, the garden features a lawn, paved seating area and direct access to the swimming pool enclosure.

Situated on Hatherton Road in Shoal Hill, the property occupies a highly desirable residential position and represents a rare opportunity to secure a substantial detached home within one of Cannock's most prestigious locations.

Offered for sale with no onward chain, this impressive property is ideally suited to families seeking generous accommodation, swimming pool facilities and a highly sought-after address.

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

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Entrance Hall

Lounge
18' 9" x 18' 5" (5.71m x 5.62m)

Dining Area
14' 4" x 14' 3" (4.38m x 4.35m)

Kitchen
13' 0" x 14' 3" (3.96m x 4.35m)

Downstairs Shower Room

Pool Shower Room

First Floor Landing

Bedroom One
18' 11" x 18' 5" (5.77m x 5.62m)

Dressing Room
7' 10" x 6' 5" (2.38m x 1.96m)

Bedroom Two
14' 11" x 14' 5" (4.54m x 4.39m)

Bedroom Three
7' 9" x 14' 4" (2.37m x 4.37m)

Family Bathroom
10' 5" x 6' 6" (3.17m x 1.98m)

Swimming Pool Area
22' 8" x 37' 4" (6.90m x 11.39m)

Double Garage
18' 10" x 18' 6" (5.75m x 5.65m)

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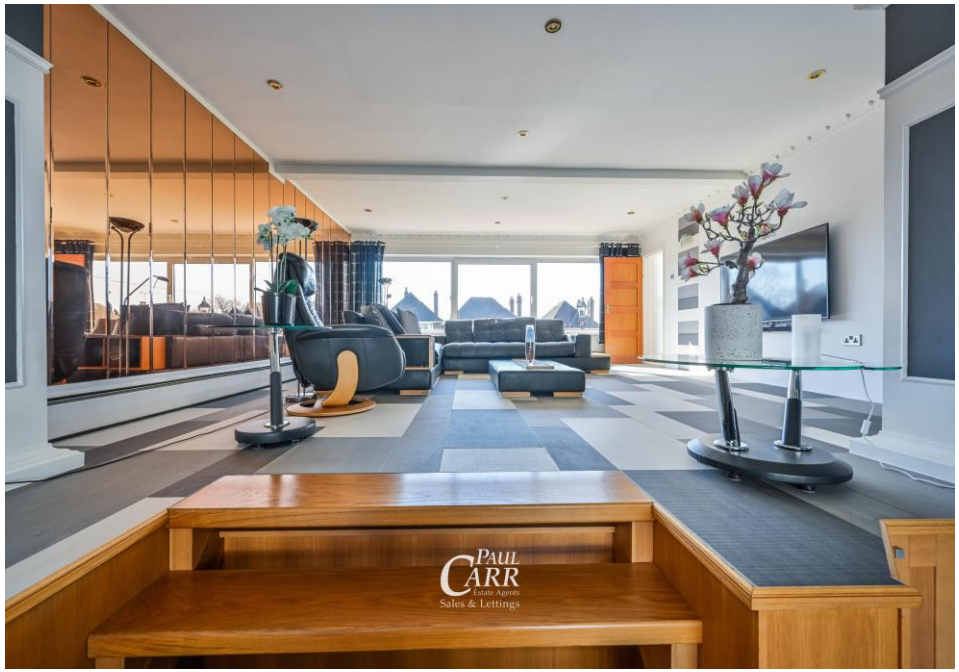
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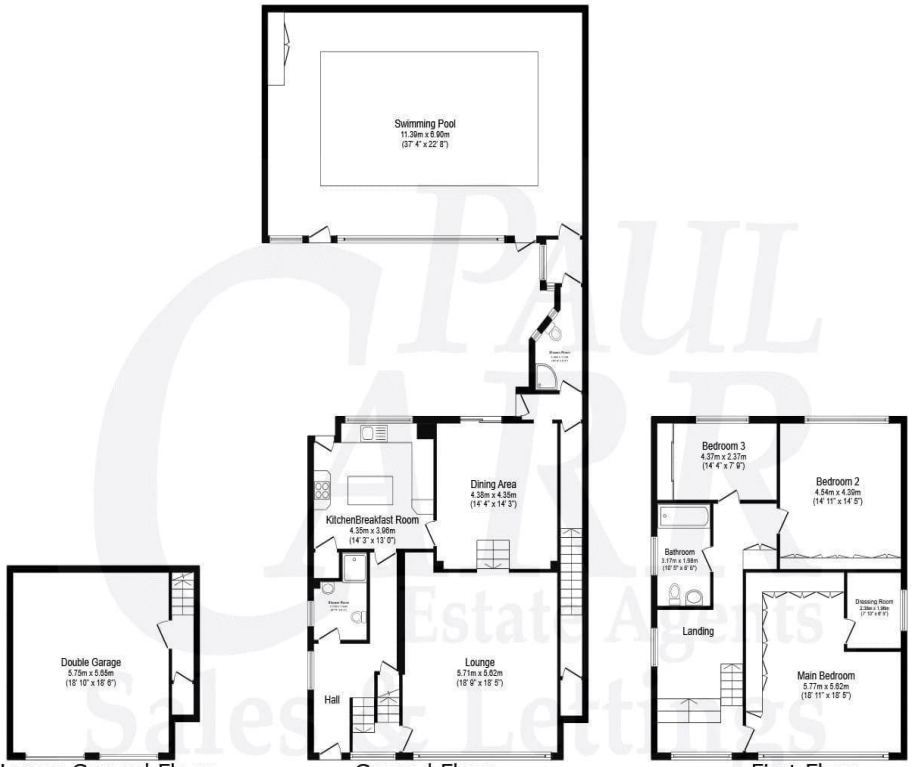
Floor Plan

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



Lower Ground Floor
Floor area 35.4 sq.m. (381 sq.ft.)

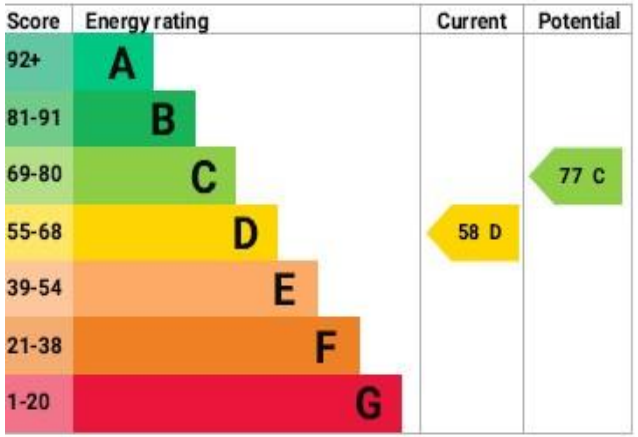
Ground Floor
Floor area 184.0 sq.m. (1,981 sq.ft.)

First Floor
Floor area 89.7 sq.m. (966 sq.ft.)

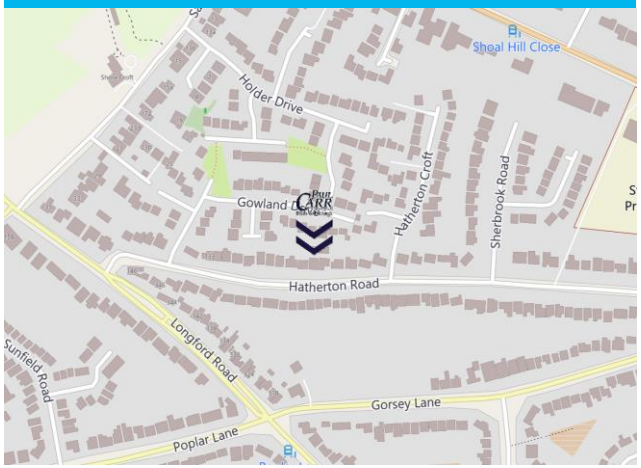
Total floor area: 309.1 sq.m. (3,328 sq.ft.)

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).

Energy Performance Rating



Map Location



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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: 17th March 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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