



Lakeside Boulevard,
Cannock, WS11 0GW

£475,000

Paul Carr Estate Agents are delighted to present this generously extended and beautifully appointed four-bedroom detached family home, occupying a prime corner plot on Lakeside Boulevard in the heart of Cannock.

The ground floor accommodation briefly comprises a welcoming entrance hallway with stylish karndean herringbone flooring and a convenient guest cloakroom, a versatile reception room ideal as a home office or additional sitting room, and an impressive open plan kitchen-diner fitted with contemporary high-gloss cabinetry, a range of integrated appliances and matching Karndean flooring throughout. Complementing the kitchen is a separate utility room with matching units and plumbing for appliances. The true centrepiece of the home is the spectacular 28ft+ extended lounge-diner, featuring vaulted ceilings, a bespoke media wall, wall-mounted air conditioning, resin flooring throughout and two sets of bi-folding doors seamlessly connecting the living space to the rear garden.

To the first floor are four well-proportioned bedrooms, including an impressive 16ft+ principal bedroom with dual-aspect windows, fitted wardrobes and a recently refitted en-suite complete with a walk-in rainfall shower. The remaining bedrooms are served by a recently refitted family bathroom finished to an equally high standard.

Occupying an enviable corner plot, the property boasts excellent kerb appeal with a driveway providing off-road parking for multiple vehicles leading to a detached garage. The generous south-facing rear garden has been thoughtfully landscaped to include an enclosed artificial lawn, a separate seating area, side gated access, whilst backing onto an open green space.

This exceptional family home combines generous living accommodation with high-quality modern finishes throughout. Offering excellent commuting links together with convenient access to well-regarded schools, local amenities and transport networks, early viewing is highly recommended to fully appreciate the space, specification and lifestyle this outstanding home has to offer.

Tenure: We can confirm the property is Freehold.

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

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



**PAUL
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Entrance Hall

Lounge-Diner
28' 0" x 16' 2" (8.54m x 4.94m)

Kitchen-Diner
8' 11" x 16' 5" (2.71m x 5.00m)

Utility
6' 9" x 9' 9" (2.06m x 2.98m)

Study / Family Room
12' 8" x 9' 9" (3.85m x 2.96m)

Downstairs Cloakroom

First Floor Landing

Bedroom One
10' 6" x 16' 6" (3.21m x 5.02m)

Master En-Suite
7' 4" x 4' 3" (2.23m x 1.30m)

Bedroom Two
12' 0" x 9' 10" (3.66m x 2.99m)

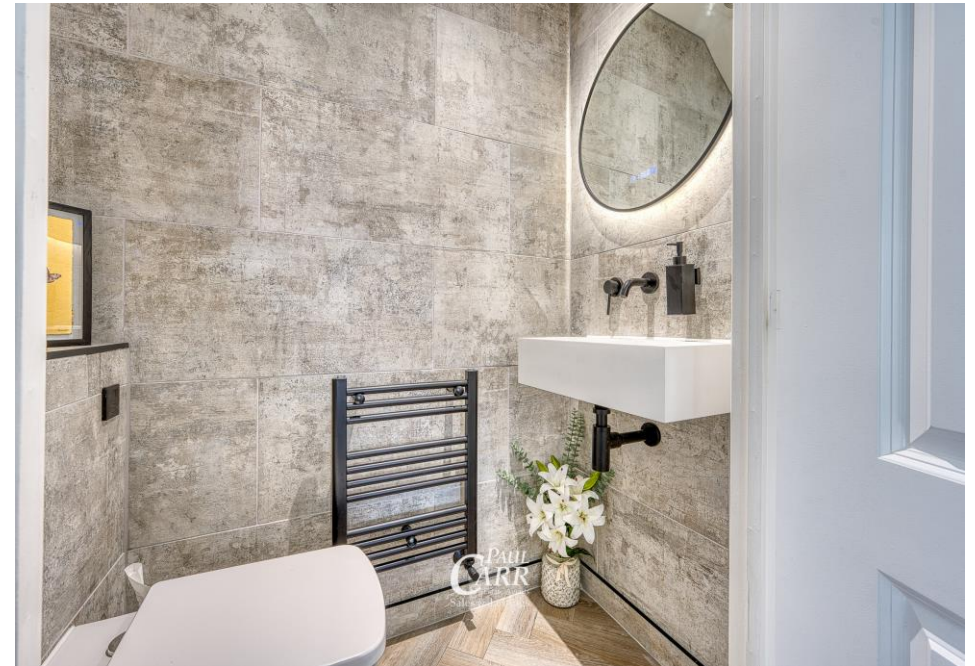
Bedroom Three
9' 3" x 9' 1" (2.82m x 2.77m)

Bedroom Four
7' 4" x 9' 10" (2.24m x 2.99m)

Family Bathroom
5' 11" x 6' 11" (1.80m x 2.12m)

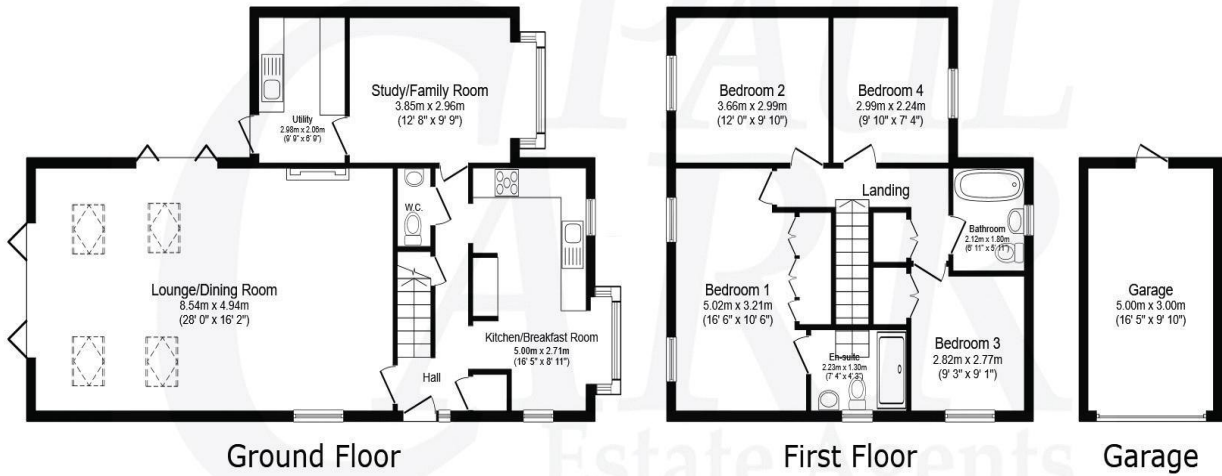
Detached Garage
16' 5" x 9' 10" (5.00m x 3.00m)





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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location



Total floor area: 161.6 sq.m. (1,739 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: 4th July 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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