



Orchard Avenue, Shoal Hill,
Cannock, WS11 1JD

£275,000

Paul Carr Estate Agents are delighted to present this semi-detached dormer bungalow, occupying a highly sought-after position on Orchard Avenue in the desirable Shoal Hill area of Cannock, one of the town's most coveted residential locations.

The property offers versatile accommodation arranged over two floors, briefly comprising a spacious inner entrance hall, a recently fitted kitchen featuring attractive modern shaker-style cabinetry, well-proportioned living accommodation and three double bedrooms, with two bedrooms situated to the ground floor and a further bedroom on the first floor. The layout provides excellent flexibility, allowing purchasers the opportunity to adapt the living and bedroom accommodation to suit their individual requirements. The upstairs bedroom is served by a spacious 13ft+ family bathroom, complemented by a convenient downstairs shower room.

A particular feature of the property is the versatile additional accommodation, with the garage having been converted to provide a useful utility room, alongside a rear sitting/games room offering further scope for a variety of uses. This flexibility makes the property ideally suited to a range of buyers seeking adaptable living space.

Externally, the property enjoys attractive curb appeal, with a front lawn and tarmac driveway providing off-road parking for multiple vehicles. To the rear is a well-maintained garden featuring a lawned area, slabbed seating space, storage shed and greenhouse, together with rear gated access.

This rare dormer bungalow represents an excellent opportunity to acquire a versatile home in the highly coveted Shoal Hill area of Cannock. Conveniently positioned for access to the town's wide range of amenities, transport links and surrounding countryside, the property offers considerable flexibility for those seeking a home that can adapt to their individual needs. Early viewing is strongly recommended to fully appreciate the accommodation, location and potential on 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



Inner Hall

Lounge-Diner

20' 3" x 10' 11" (6.17m x 3.32m)

Kitchen

7' 5" x 7' 0" (2.27m x 2.14m)

Utility / Porch

13' 5" x 7' 7" (4.10m x 2.30m)

Sitting / Games Room

19' 9" x 7' 7" (6.02m x 2.30m)

Bedroom One

17' 3" x 7' 10" (5.27m x 2.40m)

Bedroom Two

14' 4" x 8' 8" (4.38m x 2.63m)

Bedroom Three

13' 4" x 10' 8" (4.06m x 3.26m)

Bathroom

13' 4" x 5' 9" (4.06m x 1.74m)

Downstairs Shower Room

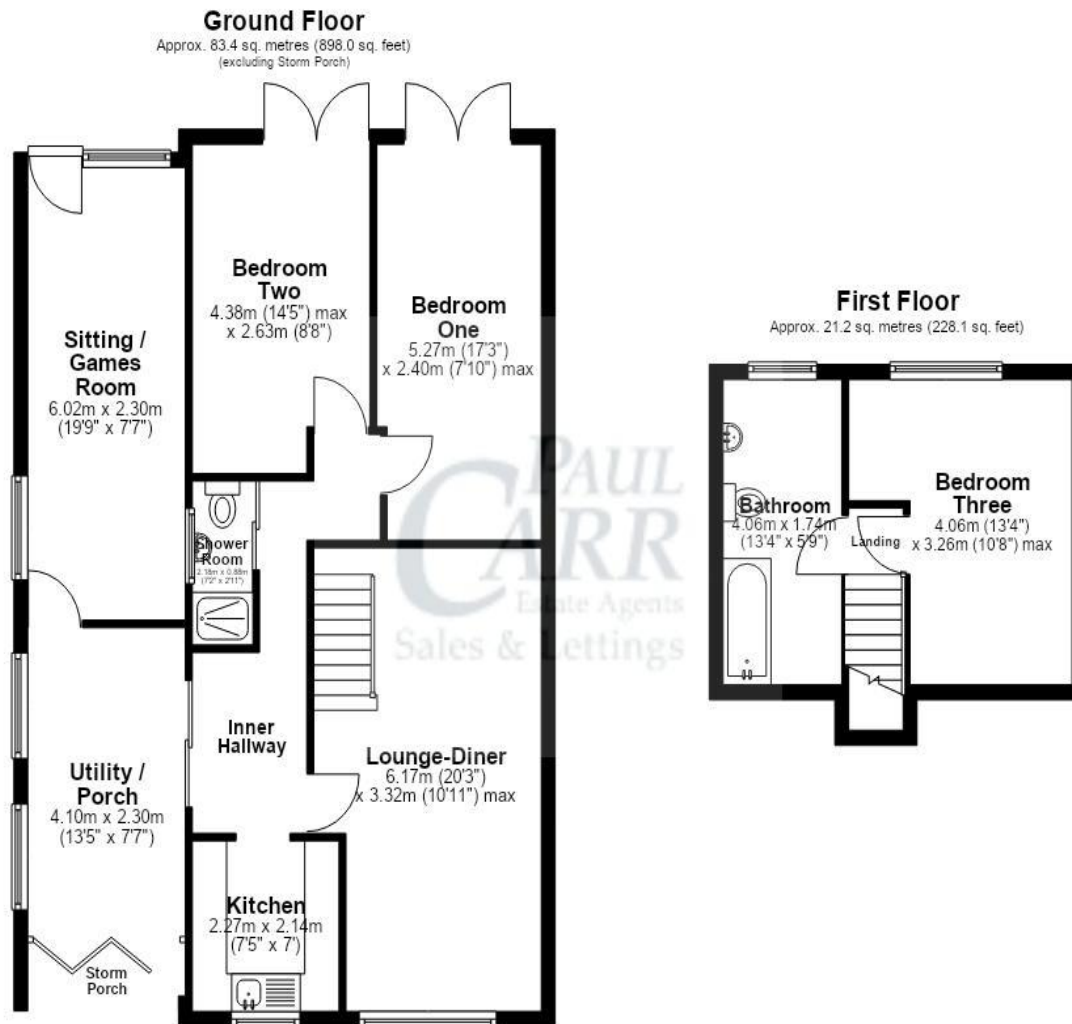
7' 2" x 2' 11" (2.18m x 0.88m)





Floor Plan

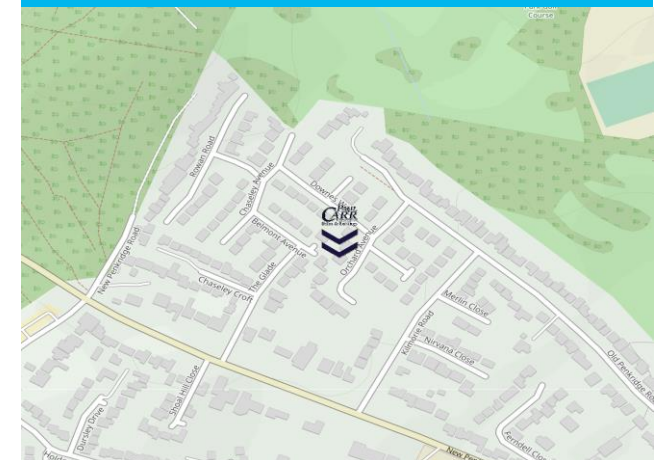
This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 104.6 sq. metres (1126.1 sq. feet)

Energy Performance Rating

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: 9th September 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.