



New Penkridge Road,
Cannock, WS11 1HN

£575,000

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Paul Carr Estate Agents are delighted to present to market this generously extended four bedroom detached family home situated on the highly sought after New Penkridge Road in Shoal Hill, Cannock.

Offered chain-free, this expansive family home provides versatile living accommodation throughout. The ground floor briefly comprises a welcoming storm porch, entrance hallway, a 17ft+ lounge, separate dining room, family room with bi-folding doors to the rear garden, games room, study / home office - which is currently being utilised as a gym, kitchen with walk-in pantry, separate utility and a convenient downstairs cloakroom.

Upstairs, you will find four double bedrooms, including a 15ft+ principal bedroom with en-suite shower room. The remaining bedrooms are served by a spacious family bathroom.

Set back from the road, this chain-free property boasts a large driveway with parking for multiple vehicles, leading to an impressive 20ft+ garage ideal for additional parking or storage. To the rear, a low-maintenance garden features a neat lawn, decorative borders, and a useful storage shed.

This is a superb opportunity to acquire a family home in one of Cannock's most desirable residential locations. Early viewing is highly recommended.





Property Specification

Generously Extended Four Bedroom Family Home In
Cannock's Most Desirable Postcode
Five Reception Rooms
Two Bathrooms & Downstairs Cloakroom
15ft+ Kitchen With Separate Utility
No Chain

Lounge 17' 11" x 13' 0" (5.46m x 3.96m)

Dining Room 10' 6" x 13' 0" (3.19m x 3.95m)

Family Room 13' 11" x 18' 2" (4.23m x 5.54m)

Kitchen 14' 5" x 15' 1" (4.40m x 4.60m)

Utility 10' 9" x 4' 1" (3.28m x 1.25m)

Games Room 16' 2" x 17' 11" (4.93m x 5.46m)

Study 10' 7" x 7' 10" (3.23m x 2.39m)

Bedroom One 15' 3" x 12' 11" (4.65m x 3.94m)

Bedroom Two 8' 6" x 11' 9" (2.58m x 3.59m)

Bedroom Three 9' 1" x 11' 6" (2.77m x 3.50m)

Master En-Suite 8' 11" x 8' 7" (2.72m x 2.61m)

Bedroom Four 7' 9" x 7' 0" (2.37m x 2.13m)

Family Bathroom 5' 9" x 8' 5" (1.75m x 2.56m)

Garage 20' 7" x 8' 9" (6.28m x 2.67m)

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: 15th August 2025

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.

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage

Council tax band: F

Tenure: Freehold years remaining, lease from

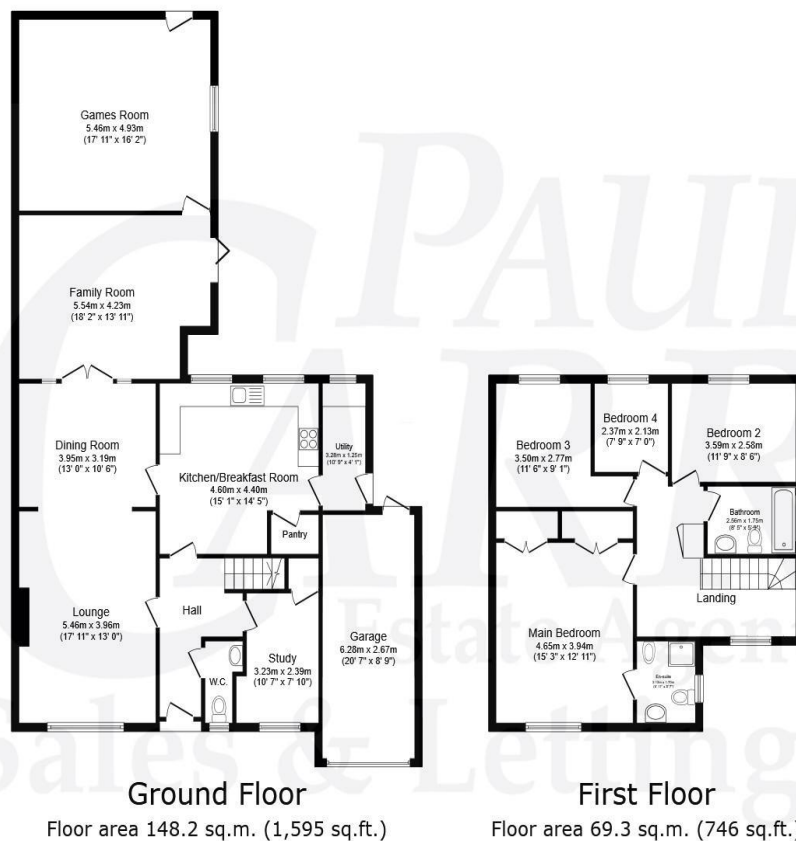
Ground Rent: £0

Service Charge: £0

Restrictions: N/A

Floor Plan

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



Total floor area: 217.5 sq.m. (2,341 sq.ft.)

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Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

