



Wolverhampton Road, Wedges Mills,
Cannock, WS11 1SX

Offers Over £280,000

Paul Carr Estate Agents are delighted to present this extended three-bedroom detached bungalow, set within the quaint village of Wedges Mills on the doorstep of Cannock Chase - 'An Area of Outstanding Natural Beauty'.

This extended bungalow briefly comprises a spacious side passage with front and rear access, an entrance hallway leading through to a spacious 17ft+ lounge. The recently fitted kitchen is beautifully appointed with stunning shaker-style cabinetry and a range of integrated appliances. A conservatory sits to the rear of the property providing rear garden access.

The bungalow further benefits from three well-proportioned bedrooms, each featuring fitted wardrobes. A contemporary family bathroom completes the internal accommodation, finished with modern fittings.

Externally, the property enjoys a substantial frontage with a block-paved driveway providing off-road parking for several vehicles. To the rear, a private garden features an artificial lawn with decorative planted borders, a pond and an impressive summerhouse fitted with power.

Situated in a sought-after village location with excellent commuting links and easy access to the surrounding countryside, this wonderful bungalow presents a superb opportunity for buyers seeking spacious single-storey living in a highly desirable setting.

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



PAUL
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Sales & Lettings

Entrance Hall

Lounge

17' 9" x 11' 11" (5.40m x 3.64m)

Kitchen

11' 11" x 7' 8" (3.63m x 2.33m)

Bedroom One

17' 7" x 10' 4" (5.35m x 3.14m)

Bedroom Two

12' 7" x 9' 11" (3.83m x 3.03m)

Bedroom Three

11' 2" x 9' 9" (3.40m x 2.96m)

Family Bathroom

8' 2" x 4' 7" (2.48m x 1.40m)

Conservatory

11' 5" x 8' 6" (3.48m x 2.58m)

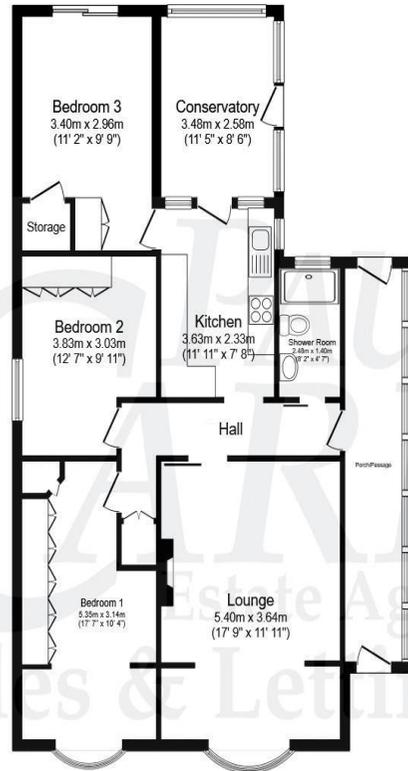
Side Passage / Porch





Floor Plan

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



Floor Plan

Floor area 105.1 sq.m. (1,131 sq.ft.)

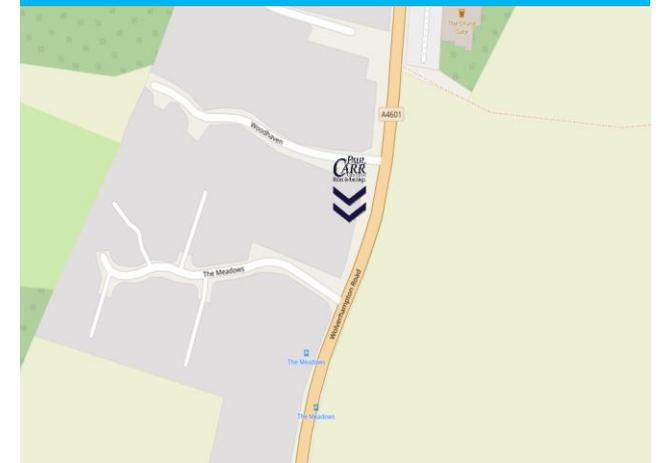
Total floor area: 105.1 sq.m. (1,131 sq.ft.)

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).

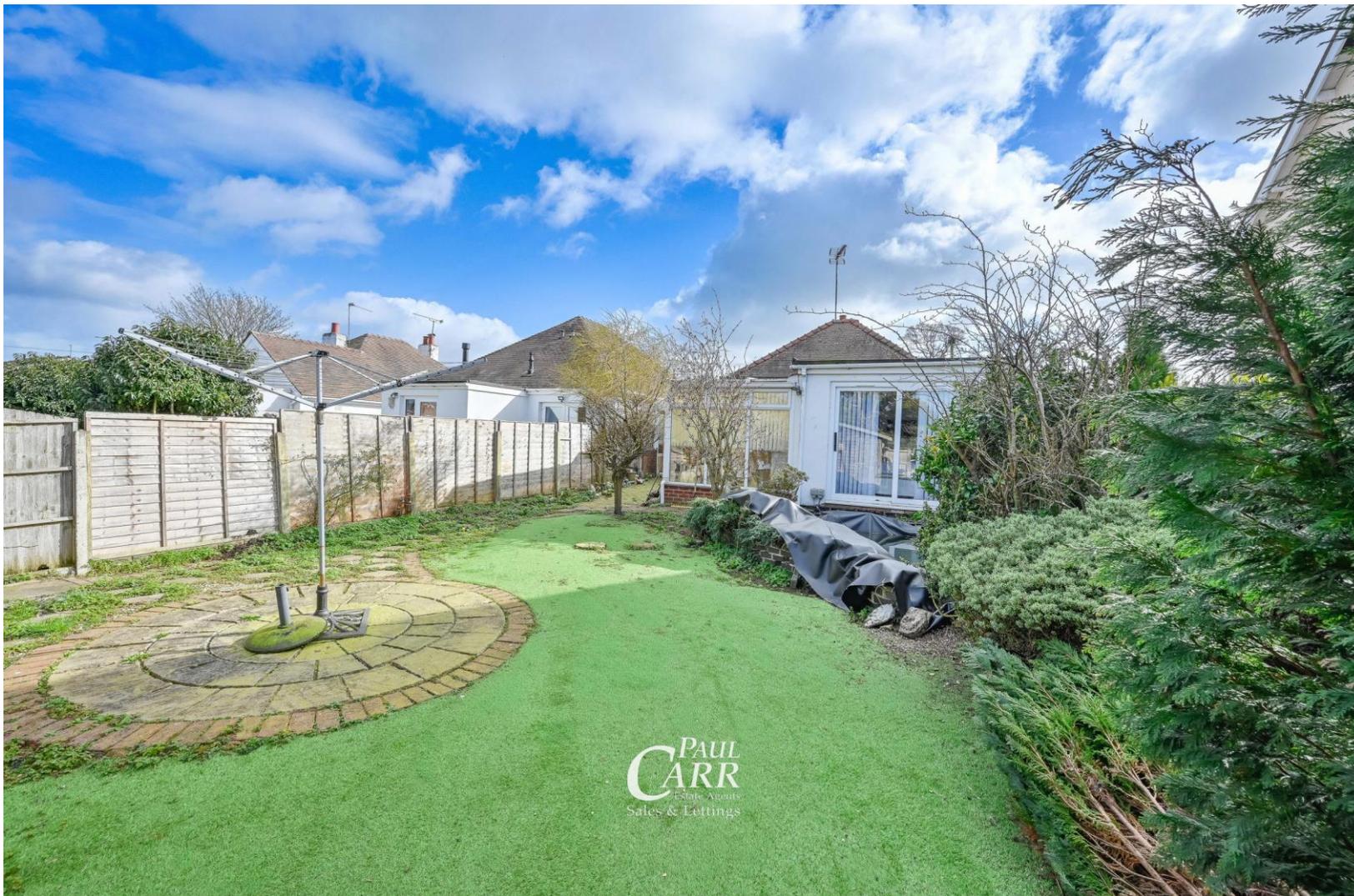
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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: 10th 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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