



Watling Street,
Cannock, WS11 1SJ

Offers Over £400,000

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Paul Carr Estate Agents are pleased to offer this opportunity to acquire a spacious and characterful detached barn, set along a private track on the outskirts of Cannock.

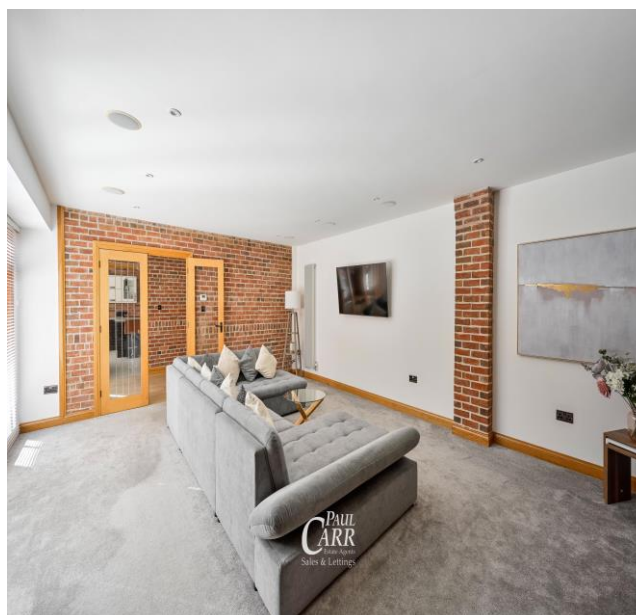
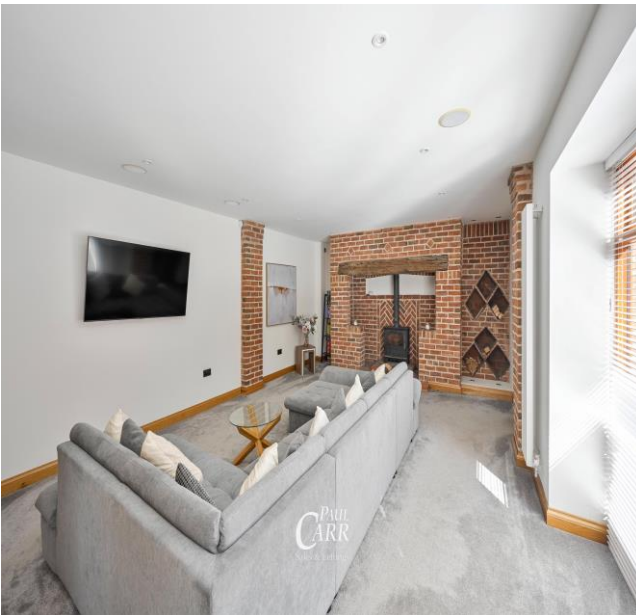
A welcoming entrance hall with bespoke understairs bar leads into a generous 23ft+ living room, featuring an exposed brick inglenook fireplace with log burner. A separate study, utility room, and downstairs WC add practicality and versatility. At the heart of the home is a stylish kitchen with high-gloss two-tone cabinetry, a central island, and exposed brick feature wall.

A solid oak staircase with glass balustrades leads to a stunning galleried landing with vaulted ceiling, exposed beams, Velux windows, and a cosy reading nook. This galleried landing leads to three spacious double bedrooms, all with vaulted ceilings. The second bedroom benefits from an en-suite, while the remaining bedrooms are served by a modern family bathroom with freestanding bath and underfloor heating.

Externally, the private walled courtyard garden is low-maintenance and ideal for relaxing or entertaining, featuring an artificial lawn, composite decking, and both indian sandstone and imprinted concrete seating areas.

An exceptional and individual home that must be viewed to be fully appreciated.





Property Specification

Detached Barn Conversion

Blending Modern Fixtures & Fittings With Characterful Features
 23ft+ Living Room With Exposed Brick Inglenook & Log Burner
 Stunning Kitchen With High Gloss Modern Two-Tone Cabinetry,
 Central Breakfast Island & Exposed Brick Feature Wall
 Three Double Bedrooms With Vaulted Ceilings

Entrance Hallway

Living Room 14' 10" x 23' 11" (4.52m x 7.28m)

**Kitchen / Breakfast Room
 14' 10" x 17' 6" (4.52m x 5.33m)**

Study 5' 8" x 10' 4" (1.73m x 3.15m)

Utility 9' 3" x 10' 4" (2.81m x 3.15m)

Downstairs Cloakroom 3' 5" x 4' 10" (1.05m x 1.47m)

Galleried Landing

Bedroom One 14' 10" x 11' 5" (4.52m x 3.48m)

Bedroom Two 10' 11" x 8' 7" (3.32m x 2.62m)

En-Suite Bathroom 5' 9" x 5' 1" (1.75m x 1.54m)

Bedroom Three 10' 11" x 10' 7" (3.32m x 3.22m)

Family Bathroom 7' 3" x 5' 3" (2.22m x 1.61m)

Store 5' 5" x 10' 4" (1.64m x 3.15m)

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: 28th September 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:

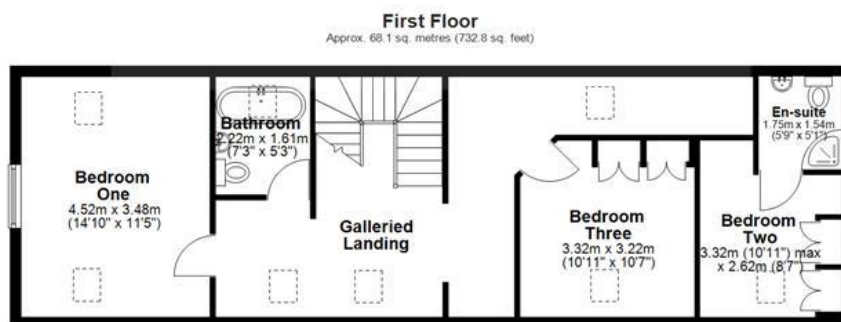
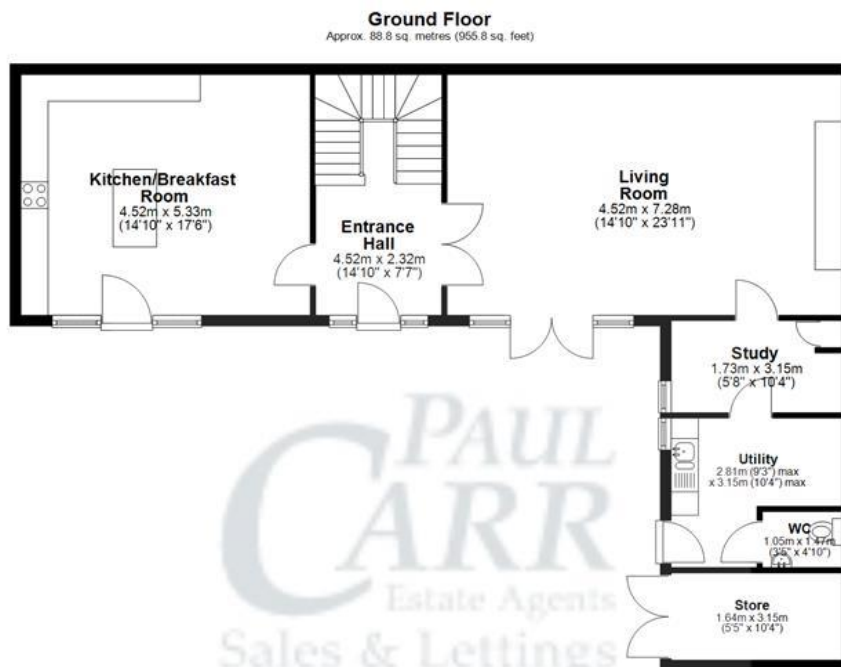
Services connected: Gas, Electricity, Water, Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

