



Elliot Drive, Churchbridge
Cannock, WS11 8JQ

£440,000

'THE SHREWSBURY' IS FROM THE HERITAGE COLLECTION BUILT IN 2013 BY REDROW HOMES AND IS SET IN A SECLUDED PART OF THE OAKWOOD GRANGE DEVELOPMENT IDEALLY LOCATED CLOSE TO CANNOCK TOWN CENTRE AND WITHIN EASY REACH OF MOTORWAY ACCESS.

This superb extended modern family home has received a recent overhaul including a fabulous newly fitted Navy blue kitchen with Quartz worktops, pan drawers, concealed bin store, Belfast sink, and a matching island with power, bi-fold doors & roof lights, utility room. Having stylish decor, four double bedrooms and landscaped rear garden make this an excellent purchase for a family with a choice of schools nearby, shops and facilities in Cannock also excellent transport links for commuters. This executive family home is set in a secluded area of the cul-de-sac and offers parking for several vehicles along with a single garage. Internally the stylish front room leads through to an impressive extended refitted kitchen with Velux roof lights some integrated appliances including a wine fridge and dishwasher, wood effect LVT flooring, separate utility room and guest WC. To the first floor are four double bedrooms, and a stunning family bathroom. The master bedroom has fitted wardrobes and a stylish en-suite shower room. To the rear is a landscaped garden with astro turf lawn, hot and cold taps, shaded patio area and side gated access.

- STUNNING EXTENDED EXECUTIVE DETACHED FAMILY HOME
 - SECLUDED PART OF THE DEVELOPMENT
- FABULOUS EXTENDED DINING KITCHEN WITH BIL-HOLD DOORS AND AN ISLAND
 - UTILITY AND CLOAKROOM
 - FOUR BEDROOMS
 - FAMILY BATHROOM
- MASTER BEDROOM WITH EN-SUITE
 - LANDSCAPED REAR GARDEN
 - EXCELLENT COMMUTER LINKS
 - AMPLE PARKING

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: .

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on 01922 701001

or via greatwyrley@paulcarrestateagents.co.uk



Hall

Living Room 4.75m (15'7") max x 3.40m (11'2")

Kitchen/Diner 7.37m (24'2") x 5.31m (17'5")

Utility Room 1.89m (6'3") x 1.88m (6'2")

WC

Landing

Bedroom 1 3.97m (13') x 3.40m (11'2")

En-suite

Bedroom 2 3.97m (13') x 2.79m (9'2") max

Bedroom 3 3.73m (12'3") max x 2.65m (8'8")

Bedroom 4 3.73m (12'3") x 2.61m (8'7") max

Bathroom

Garage 5.65m (18'6") x 2.79m (9'2")





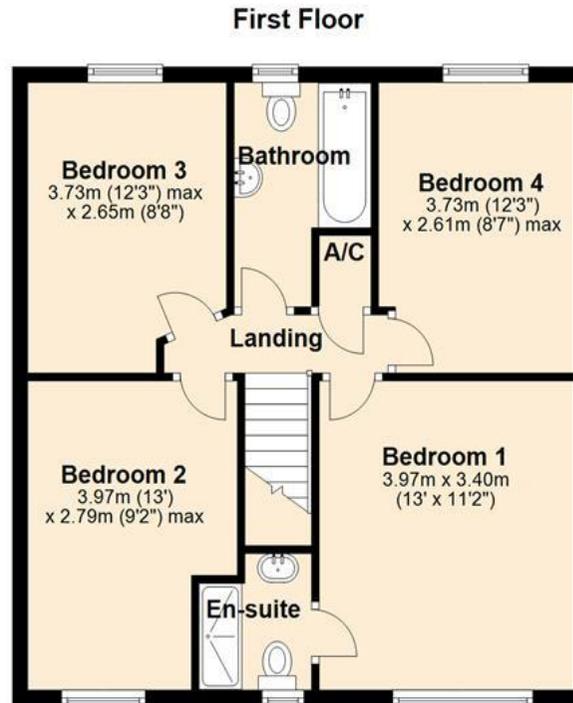
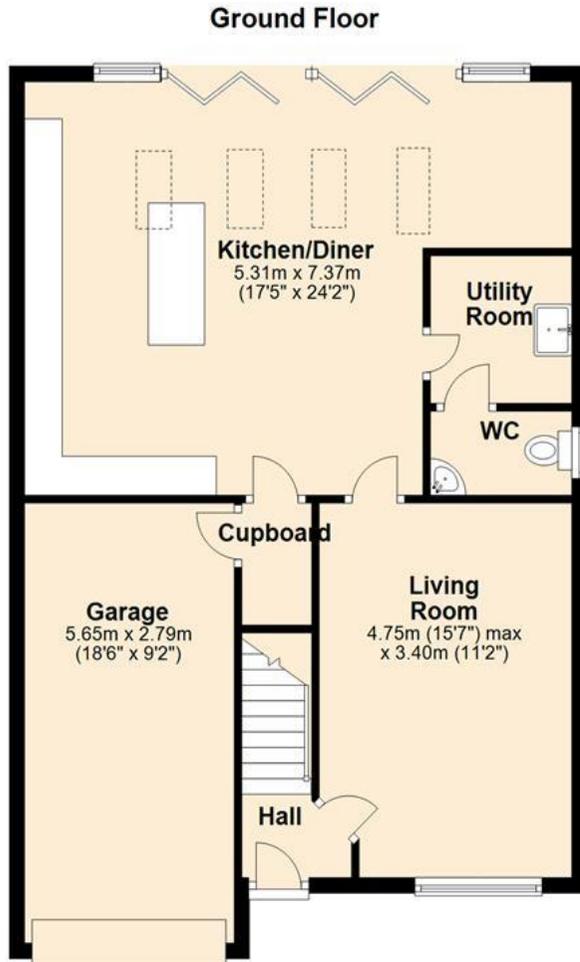
Floor Plan

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

Energy Performance Rating

Awaiting
EPC

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: 27th February 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.