



Shoal Hill Cannock

Gorse Lane Shoal Hill
Cannock Staffordshire

Offers Over
£425,000

Stunning traditional detached home in the popular Shoal Hill Location offering excellent school catchments, ideal for major transport links but also offers easy access to Cannock Chase and Shoal Hill Common an area of outstanding natural beauty. In brief consisting of entrance hallway, guest WC, two stunning reception rooms one which overlooks the rear garden and has French doors opening onto the patio/entertaining space, a spacious country style breakfast kitchen completes the ground floor accommodation. To the first floor there are four bedrooms, stunning refitted modern bathroom with roll top bath separate shower and underfloor heating, the second bedroom has en-suite shower room, externally this property does not disappoint with a large rear garden mainly laid to lawn with patio seating, entertaining area and large timber work shop complete with electric., ample off road parking is provided by large block paved driveway and garage.

- Sought After Shoal Hill Near Cannock Chase
- Four Bedroom Spacious Traditional Detached
- Superbly Appointed Inside & Out
- En-suite & Refitted Family Bathroom
- Garage & Double Driveway
- Generous & Well Manicured Gardens

Arrange a viewing...

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Dourish & Day
4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

Company reg: 10556155
VAT No: 261 6721 09



Canopy Porch

Having a feature brick arch with double glazed composite entrance door leading to:

Entrance Hall

A welcoming and inviting entrance hall with exposed wooden floor, radiator and stairs to first floor.

Guest WC

Being fitted in a contemporary style having a wall mounted wash basin, WC, tiled floor and walls.

Living Room 13' 6" x 11' 11" (4.11m x 3.63m)

A well presented and inviting living room having a feature inset living flame gas fire set in a decorative surround, coving, radiator and double glazed walk-in bay window to the front elevation.

Dining Room 13' 11" x 10' 2" (4.24m x 3.10m)

Having a feature inset electric fire set in a decorative surround, radiator and walk-in bay window to the rear elevation with double glazed French doors giving views and access to the garden.



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Kitchen 14' 8" x 12' 3" (4.48m x 3.74m)

Having a range of matching units extending to base and eye level and fitted work surfaces with inset sink unit and having chrome mixer tap. Space for a range style cooker, integrated dishwasher and further space for fridge / freezer. Room for a table and chairs, radiator, wall mounted gas central heating boiler, tiled floor, two double glazed windows to the rear elevation and a double glazed door to the side elevation.

First Floor Landing

The galleried style landing has access to loft space with drop down ladder.

Bedroom One 13' 9" x 10' 0" (4.19m x 3.06m)

An attractive main bedroom having fitted wardrobes with sliding mirror fronted doors, radiator and a double glazed walk-in bay window to the front elevation.

Bedroom Two 12' 9" x 8' 1" (3.89m x 2.47m)

Having fitted wardrobes, radiator, central ceiling fan and double glazed window to the front elevation. A door leads to:

Ensuite (Bedroom Two) 7' 6" x 3' 1" (2.29m x 0.94m)

Having a walk-in shower cubicle with screen, pedestal wash basin and low level WC. Tiled walls and floor, ceiling spot lights, extractor fan, radiator and double glazed window to the rear elevation.

Bedroom Three 11' 7" max, 9' 10" min x 12' 0" (3.54m max, 3.00m min x 3.65m)

Having built-in wardrobes, laminate floor, radiator and double glazed window to the rear elevation.

Bedroom Four 7' 3" x 7' 0" (2.20m x 2.13m)

Having access to loft space, radiator and double glazed window to the front elevation.

Refitted Contemporary Bathroom 8' 7" x 6' 9" (2.62m x 2.07m)

Being refitted in a contemporary style and having a white suite comprising of feature roll top bath with chrome mixer tap, separate walk-in shower cubicle with fitted shower, contemporary vanity bowl wash basin with chrome mixer tap and low level WC. Part tiled walls, extractor fan, chrome towel radiator, laminate floor and double glazed window to the rear elevation.

Outside - Front

Having an extensive double width block paved drive which provides off road parking and leads to the garage having a rockery to one side and a gravelled border to the other.

Garage 20' 8" x 7' 6" (6.31m x 2.28m)

Having an up and over door to the front and double glazed door to the rear garden.

Outside - Rear

The generous size, well manicured rear garden includes a hot tub/entertaining area, paved patio, generous and extensive lawned areas being divided into two sections with a variety of beds having plants and shrubs. At the rear of the garden is a large timber workshop/store with electric power supply and the garden is enclosed by panel fencing.



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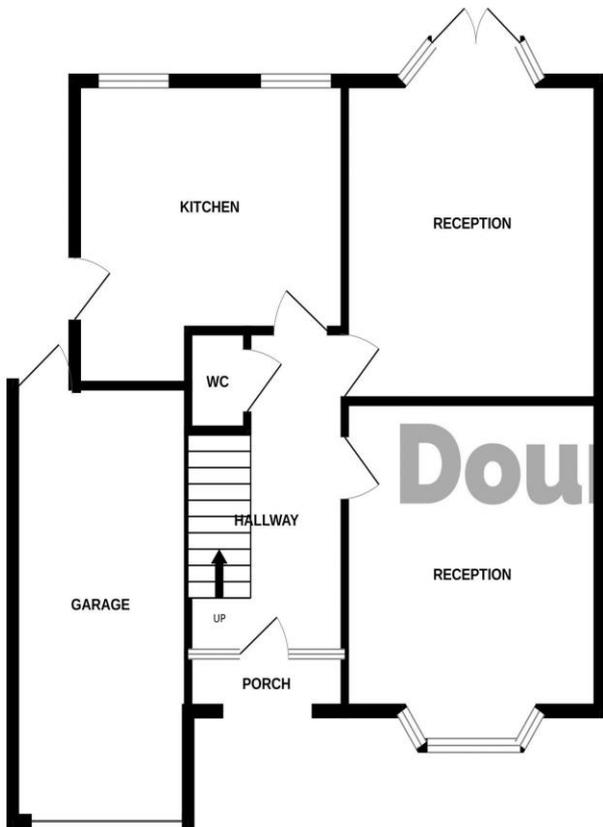
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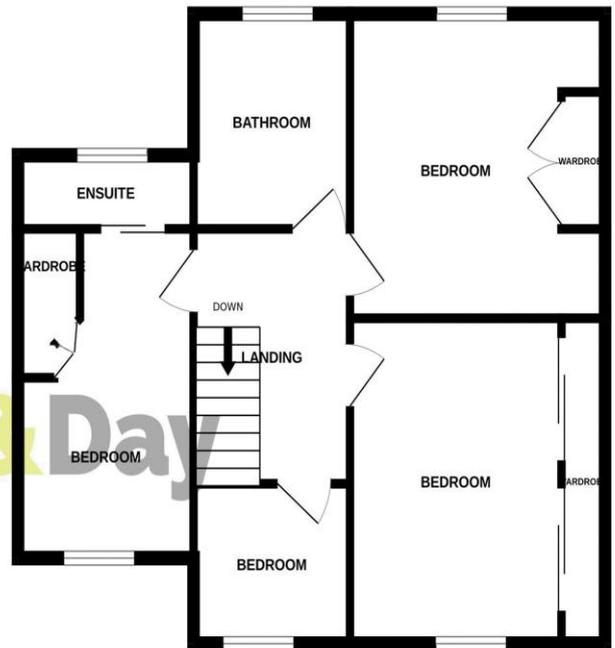
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GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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