



£950,000

 TENURE: Freehold

 EPC RATING: C

 COUNCIL TAX BAND: G

Cannock

Shirewood
Cannock Staffordshire

 **5**  **5**  **4**

They says it's all about Location!! Situated in the ever sought after and highly regarded area of Shoal Hill, adjacent to the nature reserve and Cannock Chase, the notorious Area of Outstanding Natural Beauty. Nestled at the head of this delightful gated and private select environment, dominating its prominent position, this superbly appointed, luxury detached has contrasting feature brickwork, attractive approach and generously proportioned accommodation. Accessed via the traditional quarry tiled canopy porch and the large imposing hallway, the accommodation to the ground floor has a guest W/c, dual aspect living room, grand dining room, family room & a conservatory, great breakfast kitchen with a utility off and a superb triple garage. The large first floor landing via a feature turned staircase leads to the master bedroom and ensuite bathroom, both bedrooms two and three have their own ensuite shower rooms, while bedrooms four and five are served by the luxury family bathroom. This excellent home with it's outstanding specification is truly complimented not only with it's location but beautiful well manicured gardens.

- Private Gated Select & Executive Environment
- Immaculate Presentation & Superb Condition Throughout
- Adjacent To Nature Reserve & Area of Natural Beauty
- Five Bedrooms & Three En-suites
- Three Receptions, Study & Conservatory
- Triple Garage & Generous Driveway

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Canopy Porch

Timber framed canopy porch with brick feature walling, and quarry tiled floor, and outdoor light point, timber glazed door giving access to:

Entrance Hall

Inviting, generous & spacious entrance hall, solid wood flooring, ornate ceiling coving & central rose light point. There is internal French doors to the cloaks storage cupboard, a radiator, timber turned staircase to the first floor, intercom access & alarm panel, internal glazed French doors to both dining room & living room, further internal doors to:

Guest WC

Comprising of a white suite with a low-level flush WC pedestal wash hand basin with chrome taps, part-tiled walls, extractor, ornate ceiling coving, a radiator, solid wood flooring, and timber double glazed opaque window to the front elevation.



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Spacious Living Room 27' 9" x 15' 5" (8.45m x 4.69m)

Bright, spacious dual-aspect living room having a stunning stone fire surround and feature focal point, having an inset gas living flame fire and stone hearth, ornate ceiling coving, two ornate central ceiling roses. There are two radiators, double glazed walk-in bay window with led detail to front elevation, double glazed French doors with matching side panels and led detail to the rear patio.



Spacious Grand Dining Room 17' 5" x 12' 7" (5.30m x 3.84m) (measured INTO bay window recess)

Pleasant rear facing dining room, having solid wood flooring, ornate ceiling coving and central ceiling rose, dado rail, a radiator, fitted wall lights, and feature double glazed walk-in bay window with led detail overlooking the well-manicured and pleasant rear garden.



Family Sitting Room 14' 11" x 12' 0" (4.55m x 3.67m)

Rear facing room with ornate ceiling coving and central rose light point, wall mounted radiator, and double glazed French doors with led detail to the conservatory, and further internal glazed French doors to the breakfast kitchen.

Conservatory 13' 4" x 10' 11" (4.06m x 3.32m)

A good sized rear conservatory overlooking the pleasant well-manicured private rear garden, having tiled flooring, a radiator, exposed brickwork, central ceiling fan and light point, double glazed windows and double glazed French doors to rear patio.



Study 10' 0" x 9' 4" (3.04m x 2.85m)

Having ornate ceiling coving and central rose light point, a radiator, and double glazed window with led detail to front elevation.

Breakfast Kitchen 20' 6" x 12' 0" (6.26m x 3.66m)

Stunning, spacious dual-aspect kitchen with country farmhouse style base & eye-level units with fitted work surfaces incorporating a sink unit being one and a half bowl with a brass Victorian style mixer tap and tiled splashbacks, space for a Range cooker with a hood over, superb centre island with additional fitted work surface and storage cupboards, and drawers, with feature suspended light point, integrated fridge & freezer,



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further integrated dishwasher, space for table & chairs, stunning Welsh dresser with glass display cabinets, a radiator, tiled flooring, ceiling spotlights, double glazed windows to both rear and side elevations with led detail and internal door to utility.

Utility 9' 1" x 7' 2" (2.77m x 2.18m)

Matching the kitchen units with base units, fitted work surface, stainless steel sink unit with a chrome mixer tap and tiled splashbacks, space for condensing dryer & washing machine, tiled flooring, extractor fan, radiator, and timber double glazed door with led detail to side elevation.

First Floor Gallery Landing

Accessed via a turned staircase with timber balustrade with ornate ceiling coving, two ornate ceiling rose light points, a radiator, internal French



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doors to a generous airing cupboard, loft access hatch, two double glazed windows with led detail to front elevation, and internal doors to;

Bedroom One 15' 8" x 13' 3" (4.78m x 4.04m) excluding wardrobes
Bright and spacious master suite, with two double built-in wardrobes, a radiator, ceiling coving, ceiling spotlights, double glazed window to front elevation with led detail, internal door to the En-suite.

En-suite (Bedroom One) 8' 8" x 8' 1" (2.63m x 2.47m)
Spacious En-suite comprising of a panelled bath with chrome mixer tap, additional walk-in tiled shower cubicle and screen, low-level flush WC, his and hers matching sink units with chrome taps with vanity storage beneath and fitted work surface, ceiling coving, ceiling spotlights, part-tiled walls, a radiator, additional chrome towel radiator, and double glazed window being opaque with led detail to the rear elevation.

Bedroom Two 13' 8" x 12' 3" (4.16m x 3.74m)
Rear facing bedroom with built-in double wardrobe, ceiling coving, a radiator, double glazed window with led detail to rear, and internal door to En-suite.

En-suite (Bedroom Two) 7' 1" x 6' 2" (2.15m x 1.89m)
Dual-aspect En-suite with a tiled walk-in shower cubicle and screen, low-level flush WC, a vanity wash hand basin with chrome taps, fitted work surfaces & vanity storage cupboards beneath, part-tiled walls, ceiling coving, ceiling spotlights, an extractor, radiator, and double glazed opaque windows with led details to both the front & side elevations.

Bedroom Three 14' 6" x 11' 7" (4.41m x 3.52m)
Rear facing bedroom with ceiling coving, a built-in double wardrobe, a radiator, double glazed window with led detail to rear, and internal door to En-suite.

En-suite (Bedroom Three) 8' 7" x 7' 2" (2.61m x 2.19m)
Spacious En-suite with a walk-in tiled shower cubicle & screen, low-level flush WC, vanity wash hand basin with chrome taps, and fitted work surfaces and vanity storage cupboards beneath, part-tiled walls, ceiling spotlights, ceiling coving, an extractor, a radiator, and double glazed opaque window with led detail to rear.



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Bedroom Four 14' 6" x 11' 0" (4.41m x 3.35m)

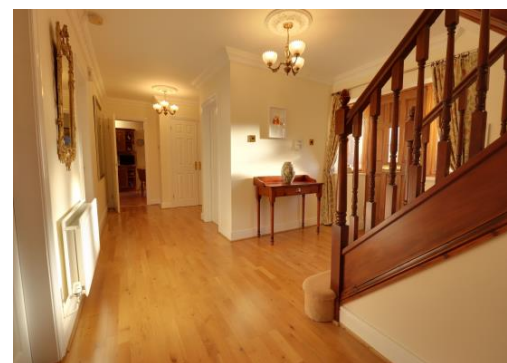
Rear facing bedroom with a built-in double wardrobe, a radiator, ceiling coving, and double glazed window to the rear elevation.

Bedroom Five 12' 0" x 13' 2" (3.67m x 4.02m)

With built-in double wardrobe, ceiling coving, a radiator, and two double glazed windows with led details to front elevation.

Bathroom 10' 10" x 7' 10" (3.31m x 2.40m)

Stunning, spacious luxury family bathroom with a good sized corner bath with Victorian style chrome mixer taps, low-level flush WC, pedestal wash hand basin with chrome taps, a bidet with chrome taps, a tiled walk-in shower cubicle & screen, part-tiled walls, a radiator, ceiling coving, ceiling spotlights, an extractor, and double glazed opaque window with led detail to front elevation.



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Outside Front

Delightful, private courtyard setting accessed via secure intercom electric gates, an extensive block paved driveway & turning space, well-manicured lawns with a variety of mature shrubs and access to the triple garage,

Triple Garage 20' 9" x 25' 0" (6.32m x 7.61m)

A large & spacious garage with a drop-down loft hatch to additional storage area, wall mounted gas central heating boiler, single remote controlled electric up and over door to front, an additional large double remote control electric door to front, a double glazed opaque window with led detail to front elevation, and a opaque glazed door with led detail to side elevation.

Outside Side

There is a timber side access gate to the front elevation, paved pathway with gravelled borders, extends to the rear garden.

Outside Rear

A private & generous well manicured & landscaped rear garden with generous lawn areas and extensive paved patio seating areas, flowerbeds, plants & mature shrubs, further gravel border areas, a feature waterfall & rockery, timber Pergola, feature stone & slate walling, a timber summerhouse, panelled fencing & hedging to surrounds.

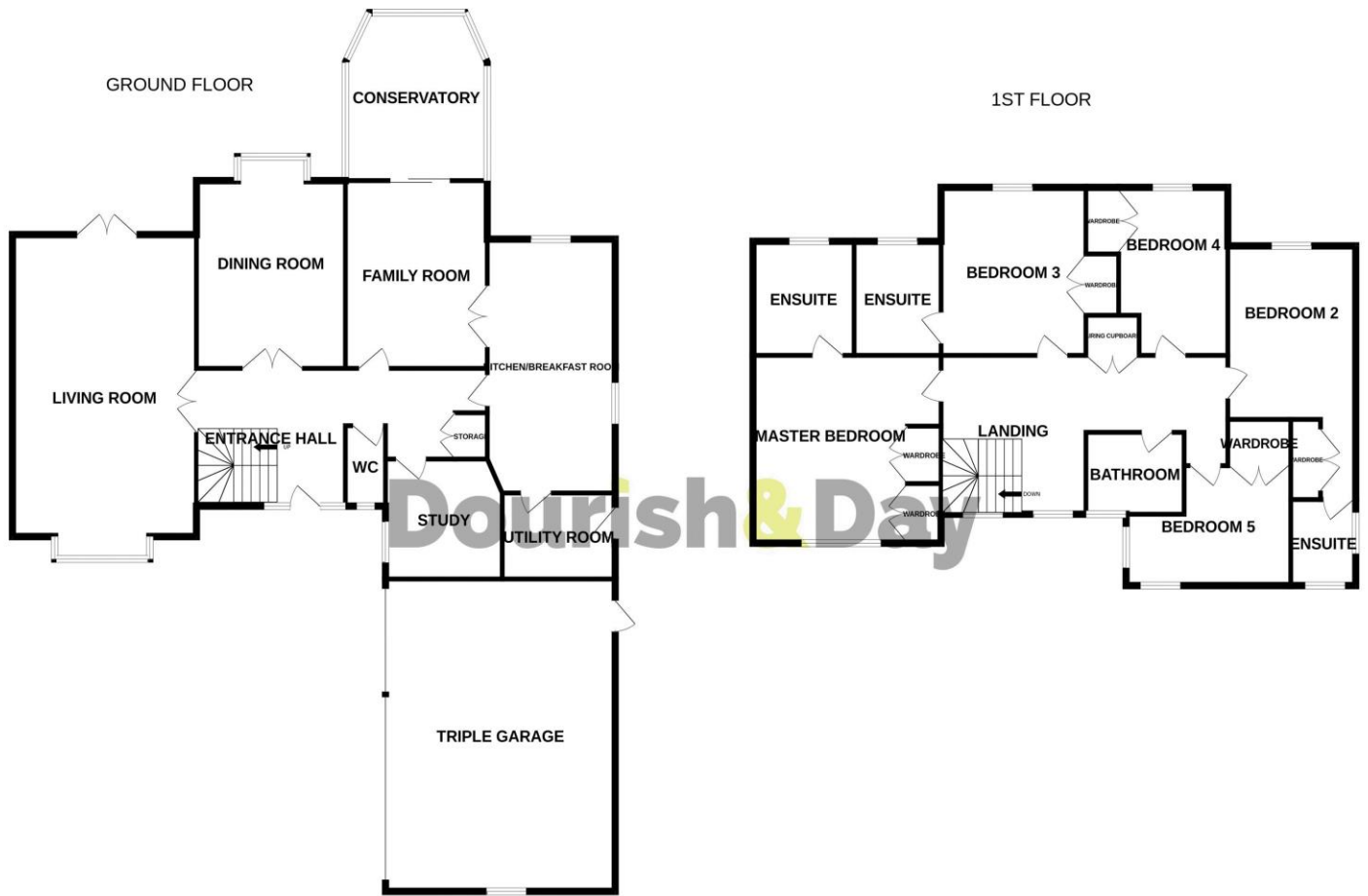


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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		
Not energy efficient - higher running costs			
	G		

England, Scotland & Wales



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