PAUL CARR Estate Agents Sales & Lettings

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# Pagets Chase, Prospect Village
# Cannock, WS12 0RG

**Guide Price £390,000**

# Prospect Village

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Substantial Five/Six Bedroom Detached Family Home | Private Sweeping Driveway | No Onward Chain | Sought-After Prospect Village Offered to the market with no onward chain.

This impressive five/six-bedroom detached family home occupies a desirable position within the highly sought-after Prospect Village in Cannock/Rawnsley. Approached via a private sweeping driveway providing extensive off-road parking and access to the garage, this substantial home offers exceptionally spacious and versatile accommodation, making it ideal for growing families. The property is perfectly positioned within easy reach of Cannock Chase Area of Outstanding Natural Beauty, renowned for its woodland walks, cycling trails and outdoor leisure opportunities. The prestigious Beau Desert Golf Club is also close by, whilst an excellent range of highly regarded schools, local shops and transport links are all within easy reach, with convenient access to the A5, M6 and M6 Toll.

Internally, the accommodation begins with a welcoming entrance hall incorporating a guest WC. The heart of the home is the spacious kitchen/diner, offering ample work surfaces and space for everyday family dining, complemented by useful built-in storage. A generous living room provides the perfect setting for relaxing and entertaining, whilst the separate dining room is ideal for formal occasions. To the rear, a bright conservatory overlooks the garden, creating an additional reception room that can be enjoyed throughout the seasons. Completing the ground floor is the integral double garage, providing secure parking and excellent storage. The first floor offers five/six well-proportioned bedrooms, providing superb flexibility for larger families, guest accommodation or home office space. The impressive principal bedroom benefits from a stylish en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom and an additional separate shower room in bedroom two, ensuring practicality for busy family life.

Externally, the property enjoys a private rear garden, ideal for outdoor entertaining, children's play or simply relaxing, while the impressive private sweeping driveway creates an attractive approach and offers a level of privacy and ample parking for multiple vehicles. Combining substantial living accommodation, versatile family space and an enviable location, this outstanding home presents a rare opportunity to purchase a distinguished detached residence in one of the area's most desirable developments.









# Property Specification

Hall 2.54m (8'4") x 0.94m (3'1")

Reception Hall 3.85m (12'8") x 2.07m (6'9") max

WC 2.54m (8'4") x 1.03m (3'5")

Living Room 5.96m (19'7") max x 3.35m (11')

Dining Room 3.84m (12'7") x 2.67m (8'9")

Kitchen/Diner 5.91m (19'5") x 3.63m (11'11")

Conservatory 3.66m (12') x 2.78m (9'1")

Garage 7.31m (24') max x 3.12m (10'3")

Landing 3.90m (12'9") x 2.71m (8'11")

Bedroom 1 4.48m (14'8") x 3.37m (11'1")

En-suite 2.29m (7'6") x 1.37m (4'6")

Bedroom 2 3.63m (11'11") x 3.62m (11'11") max

En-suite Shower Room 2.12m (6'11") x 1.88m (6'2")

Bedroom 3 3.60m (11'10") x 3.10m (10'2")

Bedroom 4 3.59m (11'9") x 2.52m (8'3")

Bedroom 5 2.76m (9'1") x 2.71m (8'11")

Bedroom 6/Office 2.52m (8'3") x 2.22m (7'3")

Bathroom 1.97m (6'6") x 1.85m (6'1")

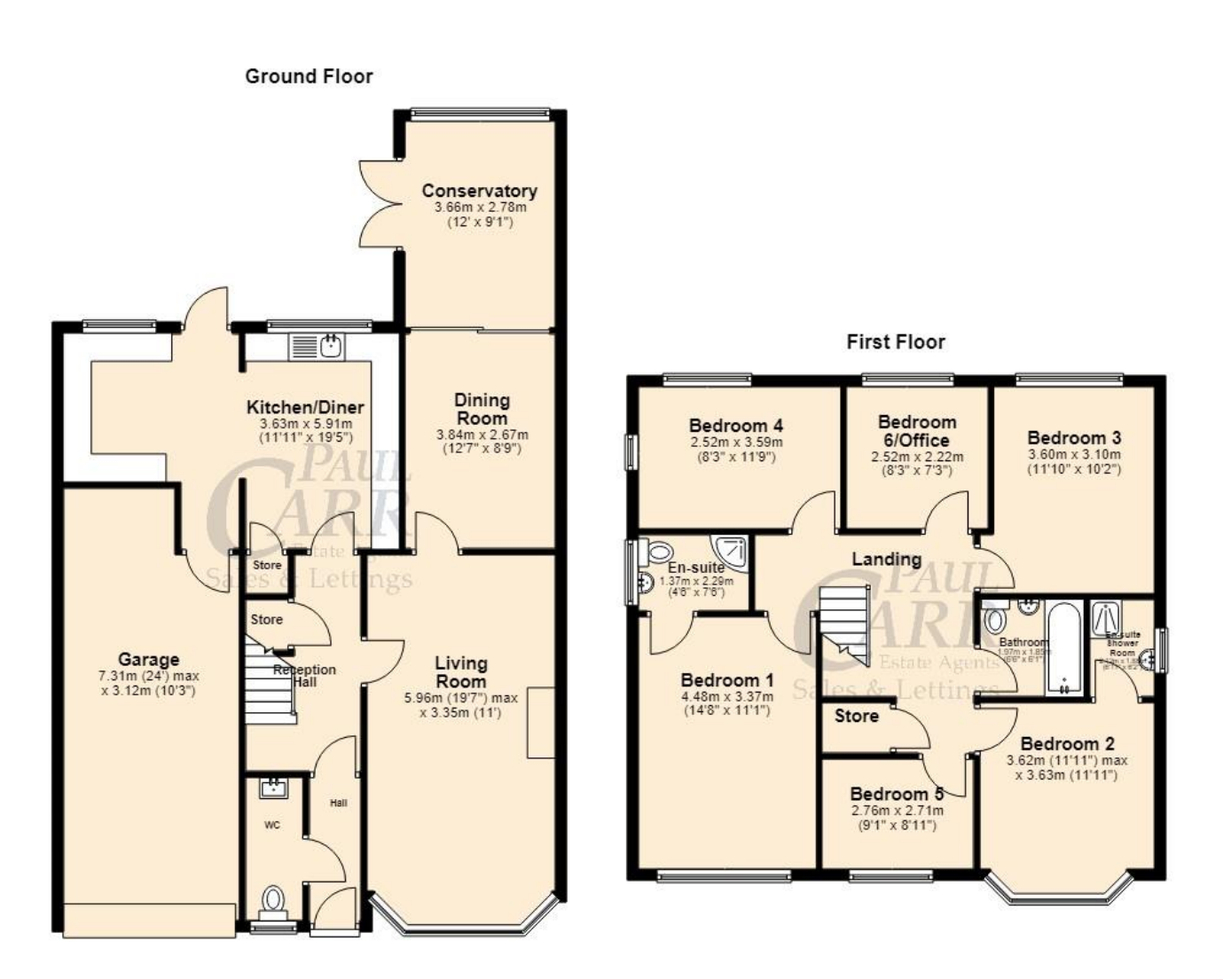
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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers 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.

Services connected: Gas, Electric, Water, Drainage
Council tax band: E
Tenure: Freehold

# Floor Plan

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




## Energy Efficiency Rating

## Map Location




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OnTheMarket.com
rightmove.co.uk The UK's number one property website
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