



Gowland Drive, Shoal Hill,
Cannock, WS11 1TG

£400,000

Paul Carr Estate Agents are delighted to present this generously extended and well-presented three-bedroom detached family home, occupying a prime plot on the highly sought-after Gowland Drive in Shoal Hill.

The ground floor accommodation briefly comprises a separate entrance hall, a convenient downstairs cloakroom, a spacious dual-aspect lounge-diner measuring over 17ft, and a stylish kitchen-diner fitted with high-gloss cabinetry, a range of integrated appliances and a breakfast bar. The property has been thoughtfully extended to provide a further dining room, complete with sliding patio doors opening onto the landscaped rear garden.

To the first floor are three well-proportioned double bedrooms with the principle bedrooms benefiting from built-in wardrobes, alongside the property's family bathroom.

Externally, the property boasts fantastic kerb appeal, set back from the road behind a block-paved driveway providing parking for multiple vehicles, a front lawn and an attractive porcelain pathway. The property also benefits from a double garage featuring an electric up-and-over door, power, lighting and convenient rear pedestrian access.

The stunning south-facing rear garden is a particular highlight, featuring a manicured lawn, beautiful porcelain slabbed seating area and a selection of mature shrubbery, including a Magnolia tree, providing an attractive and private outdoor space.

This impressive home offers an excellent opportunity to secure a generously proportioned detached family property in one of Cannock's most sought-after residential locations. Situated just off Hatherton Road, the property provides convenient access to local amenities and excellent commuting links. Early viewing is highly recommended to fully appreciate the space, presentation and position this superb home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



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Entrance Hall

Lounge-Diner

17' 10" x 15' 6" (5.44m x 4.72m)

Kitchen

7' 11" x 14' 7" (2.41m x 4.44m)

Utility

8' 0" x 7' 1" (2.43m x 2.16m)

Dining Room

10' 10" x 13' 2" (3.31m x 4.01m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

9' 5" x 11' 0" (2.86m x 3.36m)

Bedroom Two

8' 4" x 11' 8" (2.54m x 3.56m)

Bedroom Three

8' 4" x 8' 10" (2.54m x 2.70m)

Family Bathroom

6' 3" x 7' 6" (1.90m x 2.28m)

Double Garage

15' 1" x 17' 7" (4.59m x 5.35m)

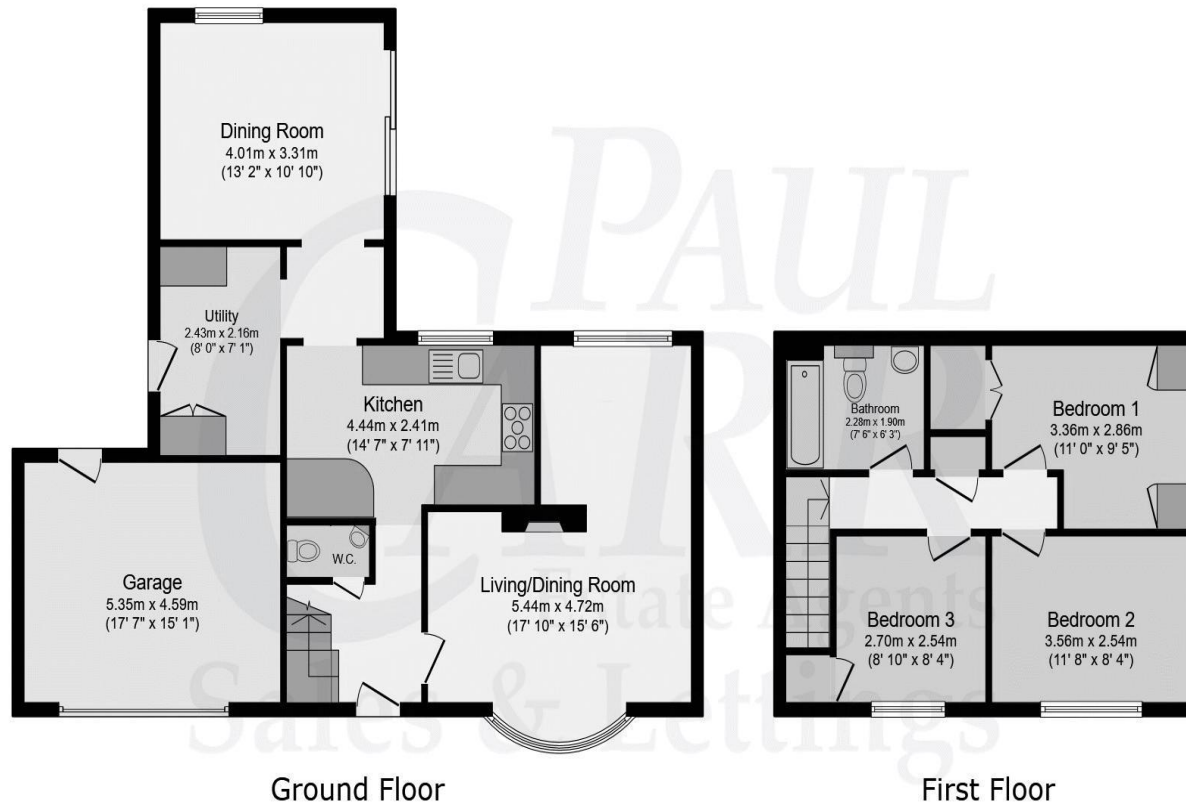




Floor Plan

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

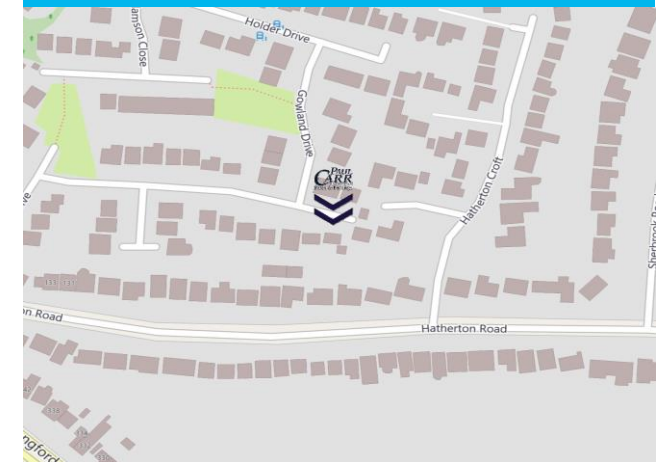
Energy Performance Rating



Total floor area: 120.7 sq.m. (1,300 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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:

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.