

Hatherton Road

Shoal Hill, Cannock, WS11 1HG

John 
German





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Offers Over
£550,000

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THE MALL

A stunning 1930's detached family home situated on Hatherton Road within the highly sought-after Shoal Hill area of Cannock.

This beautiful example of a traditional 1930's detached family home which has been extended and improved during the current owners 35 years here, now creating a spacious three-bedroom family home offering over 1,870 square feet of generous accommodation over two floors. The property frontage benefits from a gated driveway providing off-road parking for multiple vehicles, and access into the detached single garage. To the side and rear of the home are well kept and landscaped mature gardens, with lawned garden, decorative paved path with various patio seating areas and an abundance of plants, trees, and shrubs.

Shoal Hill is one of Cannock's most prestigious and sought-after areas, known for its peaceful setting, scenic countryside, and access to Shoal Hill Common-perfect for walking and outdoor pursuits. Offering excellent transport links via the M6, M6 Toll, and A5, ideal for commuters to Birmingham, Stafford, and beyond. The property also lies within the catchment of several highly regarded schools. The nearby towns of Cannock and village of Penkridge are only a short distance away and offer a wide range of pubs, restaurants, high street shops, train stations along with both primary and secondary schools.

Internally the home comprises of an arched doorway leading into the porch with half tiled walls, traditional Minton tile flooring and a wooden door with stained glass detail leading into the main hallway. The entrance hallway of this home is one of my favourite rooms, with a stunning Minton tile flooring, cast iron radiators, dado rail and coving to the ceiling, wooden stairs with a carpeted runner leading to the first floor and doors off into the two reception rooms and guest cloakroom.

The first of two generously sized reception rooms is the front facing living room, with a beautiful bay window to the front aspect with stained glass feature, wooden flooring, window to the side aspect with stained glass detail, ceiling rose with light point, and a gas fire.

The second reception room is another spacious reception room, currently used as a second sitting room but would create a lovely dining room or family room, with wooden flooring, window to the side aspect, coal fire, ceiling rose with light point and double doors leading into the beautiful conservatory.

The heart of the home is the impressive breakfast kitchen complete with a separate utility/pantry space, with both beautiful herringbone style flooring and tiled flooring. There is an extensive range of matching wall and base units with tiled splashbacks, inset Belfast sink, integrated oven, hob and extractor above, two ceiling light points, window to the side aspect, French doors to the side of the property, and beautiful steel and glass doors opening into the orangery.

Upstairs, there is a spacious landing with doors off to the three well proportioned bedrooms and family bathroom. There are two very generously sized double bedrooms and a fair size single room. All three benefit from fitted wardrobes. The family bathroom comprises of traditional wooden flooring, corner shower cubicle with rainfall shower, freestanding bath, half tiled walls, low level WC, wash hand basin and two windows to the side aspect.

Agents note: There is asbestos in the garage walls.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Cannock Chase District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Ground Floor

Approximate total area⁽¹⁾

1879 ft²

174.5 m²



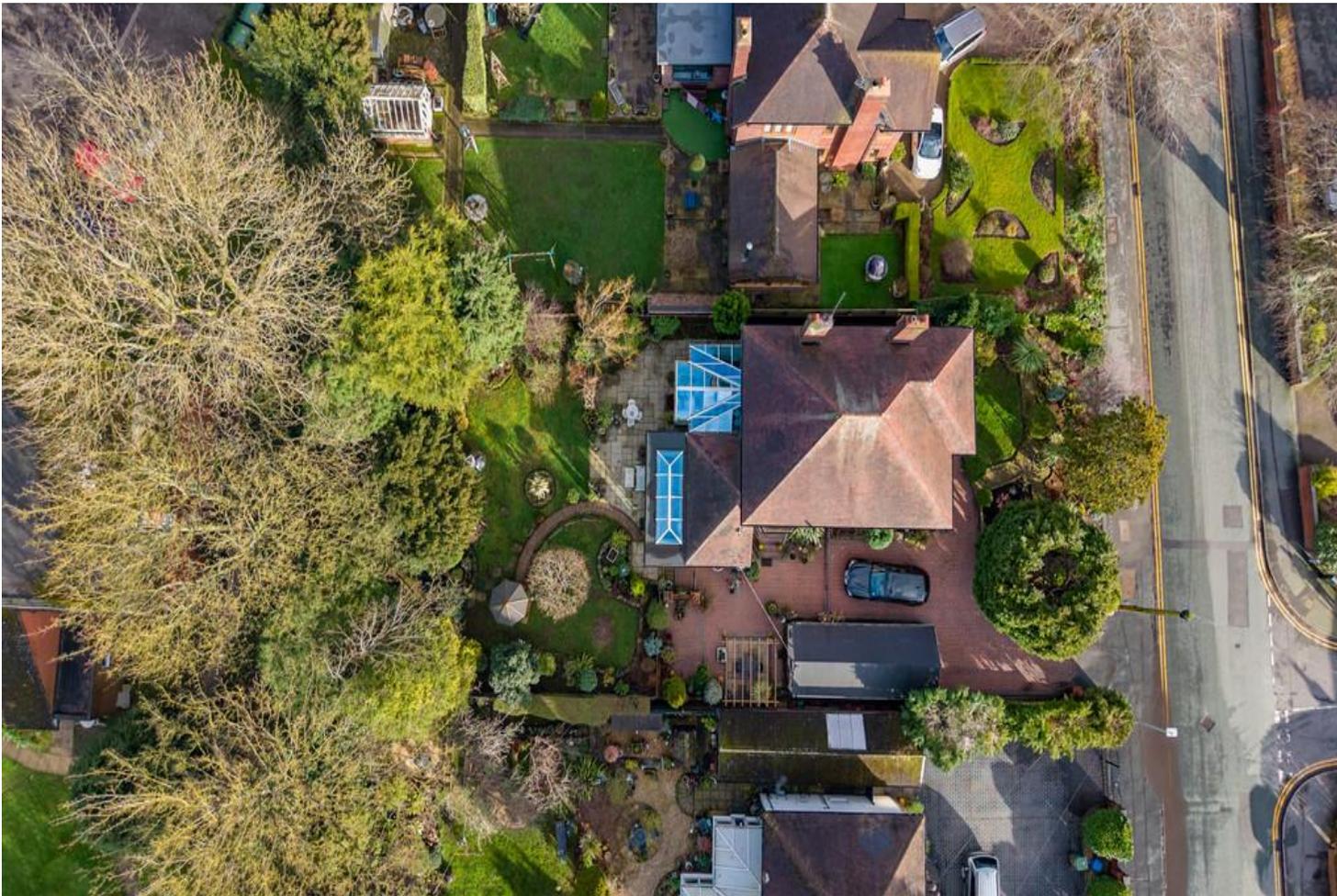
Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



