



14 Gorse Drive
CANNOCK WS12 2NW

Alan Rodgers
The **South Shropshire** Property Expert



Occupying a generous plot within one of Cannock's well-established residential neighbourhoods, this attractive three-bedroom, semi-detached home combines spacious accommodation, excellent outside space and superb commuter convenience. The property offers an ideal opportunity for first-time buyers, growing families or purchasers seeking a home with scope to personalise and add value over time.

From the moment you arrive, the property creates an inviting first impression. A substantial tarmac driveway provides ample off-road parking for several vehicles and leads directly to the attached garage, while the enclosed entrance porch welcomes you into a home designed for comfortable family living.



Property at a glance

Semi-detached

3 bedrooms

Downstairs bathroom and w/c upstairs

Front and rear garden

Off-street driveway parking with single garage

Conservatory overlooking garden

Gas central heating

Double glazing

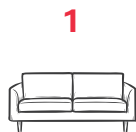
Close to local schools

Close to shops

EPC rating – D

Council tax band A

No Upward Chain





Ground Floor Accommodation

The accommodation has been thoughtfully arranged to suit modern lifestyles. The generous lounge is bright and welcoming, with large windows allowing natural light to flood the room, creating a relaxing environment for everyday living and entertaining alike.

To the rear of the property, the fitted kitchen provides a practical range of wall and base units together with generous worktop space, making it ideal for busy family life. Adjoining the kitchen is the conservatory, a versatile additional reception room overlooking the rear garden. Whether used as a dining room, garden room, children's playroom or peaceful retreat, it offers valuable extra living space throughout the year.

Completing the ground floor is a well-appointed family bathroom fitted with a modern three-piece suite, providing a practical layout rarely found in homes of this style.





First Floor Accommodation

The first floor offers three well-proportioned bedrooms, each providing comfortable and flexible accommodation for family members, guests or those working from home. A separate WC with wash hand basin adds further convenience, making busy mornings that little bit easier.

Outside

One of the property's most impressive features is the generous enclosed rear garden. Predominantly laid to lawn and complemented by mature planting and raised seating areas, it provides the perfect setting for family life, outdoor entertaining or simply relaxing.

Children have room to play, gardening enthusiasts can create their own outdoor haven, while those who enjoy entertaining will appreciate the private seating areas for summer barbecues and gatherings.

To the front, the large driveway and attached garage provide ample parking and storage, further enhancing the property's practicality.





Location

Living at Gorse Drive offers the perfect combination of suburban convenience and access to some of Staffordshire's finest countryside.

Just a few minutes from the property lies Cannock Chase National Landscape, one of the Midlands' most celebrated natural destinations. Covering over 26 square miles of ancient woodland and heathland, it offers miles of scenic walking trails, cycling routes, horse riding, wildlife and family-friendly visitor attractions. Whether it's an early morning dog walk, weekend bike ride or simply enjoying the outdoors, Cannock Chase provides an exceptional lifestyle opportunity all year round.

Families are particularly well served, with a choice of respected primary and secondary schools nearby, together with local parks, sports clubs and leisure facilities.

Everyday shopping is equally convenient, with major supermarkets including Tesco, Aldi, Morrisons and Lidl all within easy reach. Cannock town centre offers an excellent selection of independent shops, national retailers, cafés, restaurants and essential services.

For commuters, the location is superb. Excellent transport links via the A5, M6 and M6 Toll provide straightforward access to Birmingham, Stafford, Wolverhampton and the wider West Midlands. Cannock Railway Station also offers regular services into Birmingham, making this an ideal location for professionals who require excellent connectivity.

Adding further appeal is the nearby McArthurGlen Designer Outlet and Orbital Retail Park offering additional shopping, leisure and fitness facilities.



Distances from the property

- Cannock town centre: 1.2 miles
- Primary school: 15 mins walk
- Secondary school: 1.8 miles
- Train station: 2 miles
- Motorway links: 5 miles
- Airport: 28 miles
- Bus Stop: 4 mins walk
- Hospital Minor Injuries: 1.5 miles
- A&E: 10 miles
- Shop & Post office: 6 mins walk

Services

Mains water, drainage, gas and electric

Tenure

Freehold

Local Authority & Tax Band

South Staffordshire
Tax band - A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Cannock town centre (around the bus station/high street area) head north on the A34 / Stafford Road. Stay on Stafford Road for approximately 1 ½ – 2 miles, passing through Huntington. Turn right onto Ling Road, just after the convenience store and post box, and before the pelican crossing. Continue a short distance, then turn right onto Gorse Drive. Number 14 will be on your left towards the end of the road.

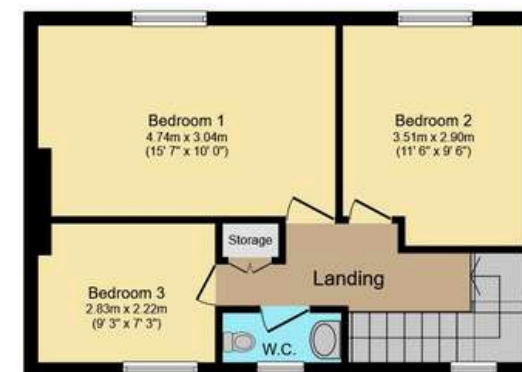
From Stafford head south on the A34 (Queensway/Stafford Road) towards Cannock. Stay on the A34 for around 8–10 miles, following signs for Cannock/ Huntington. As you approach Huntington, continue along Stafford Road (A34). Immediately after a pelican crossing, turn left onto Ling Road. Take the next right onto Gorse Drive. Continue along Gorse Drive and number 14 will be on your left towards the end of the road.

Floorplan



Ground Floor

Floor area 62.8 sq.m. (676 sq.ft.) approx



First Floor

Floor area 41.5 sq.m. (447 sq.ft.) approx

Total floor area 104.2 sq.m. (1,122 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing Arrangements

Viewing strictly by appointment with sole agent

About the Area

Cannock is a thriving Staffordshire town, and its desirable Huntington area, offers an excellent balance of convenience and countryside living. Huntington is a well-established residential area with a welcoming community feel. Everyday amenities, schools and transport links are all within easy reach.

One of the area's most attractive features is its close proximity to the stunning Cannock Chase. Renowned for its beautiful heathland, woodland and open countryside, Cannock Chase offers miles of scenic walking and cycling routes, outdoor recreation opportunities and an abundance of wildlife, making it ideal for families, dog owners and those who enjoy an active lifestyle. The landscape is one of the country's protected natural environments and provides a unique backdrop to everyday life.

Cannock town centre offers a range of shops, supermarkets, restaurants and leisure facilities, while excellent road links including the M6, M6 Toll and A5 provide convenient access to Birmingham, Stafford, Lichfield and the wider Midlands area.

Combining the benefits of a peaceful residential setting with easy access to outstanding natural surroundings and commuter connections, Huntington remains a highly sought-after location for a wide range of buyers.



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“I wanted to specifically give a shout out to Alan.

To me communication and a quick response to any questions are key to the process of building a business relationship.

Alan who was assigned to us was first class in his professionalism and certainly earned his money and our respect for securing the sale of our commercial property.

Alan is a real asset and due to our experience, we would definitely recommend him. ”

Graham Macdonald



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