

Brisbane Way, Cannock, WS12 2GR
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Council Tax Band: D

STYLISH FAMILY HOME WITH FIVE BEDROOMS, HOME GYM & FLEXIBLE LIVING SPACE

Set within the highly sought-after Brisbane Way development in Cannock, this exceptional detached home offers over 1,770 sq ft of beautifully presented living space, thoughtfully extended and finished to a superb standard throughout.

From the moment you arrive, the property's striking façade and generous block-paved driveway set the tone for the quality within. Step inside and you're greeted by a welcoming hallway leading to a spacious bay-fronted living room, perfect for family evenings or entertaining guests.

At the heart of the home lies a stunning open-plan kitchen, dining and family area, combining design and functionality with modern shaker-style cabinetry, a feature island with quartz worktops, and integrated appliances. French doors open onto a private terrace—an ideal spot for outdoor dining or morning coffee—while a separate dining room provides an intimate setting for family gatherings.

Upstairs, four double bedrooms include a generous master suite with en-suite shower room, while the family bathroom serves the remaining rooms in style. The top floor offers a fifth bedroom or media room, complete with skylights and its own WC—ideal as a guest suite, cinema room or teenager's retreat.

Outside, the landscaped rear garden offers a peaceful setting bordered by mature trees and features a purpose-built detached garden studio, currently used as a gym, perfect for fitness enthusiasts or those working from home.

Further highlights include a ground-floor WC, integral garage, and ample driveway parking.

Local Area

Cannock is exceptionally well connected, offering the perfect balance between countryside living and urban convenience.

Transport and Connectivity

Cannock Railway Station provides direct services to Birmingham, with a journey time of around 39 minutes. The station includes step-free access throughout and parking facilities on site. For commuters, the area benefits from excellent road links via the M6, A5 and A34, giving easy access to Birmingham, Stafford, Lichfield and Wolverhampton. Recent local investment in cycling and walking routes has improved links between the town centre, the Designer Outlet and the railway station, making local travel easier and greener. Regular bus services also run between Cannock and nearby towns, ensuring good connectivity without the need for a car.

Schools and Education

The Cannock Chase district has a wide selection of schools, with 17 primary schools and 5 secondary schools serving the local area. Cannock Chase High School and Cardinal Griffin Catholic College both cater for pupils aged 11 to 18 and are popular local choices. Kingsmead School, situated close to Cannock Chase itself, is particularly well regarded and often oversubscribed. For younger children, St Luke's Primary School in Cannock is a respected Church of England primary with a strong community reputation.

Local Amenities and Green Space

Cannock Chase Country Park is one of the area's main attractions, offering miles of walking and cycling trails through beautiful woodland. It's perfect for families, dog walkers and anyone who enjoys the outdoors. Closer to town, Hednesford Park offers 24 acres of open space with play areas, tennis courts, sports pitches and a café. The Cannock Extension Canal provides another peaceful setting for walking and wildlife spotting, adding to the area's appeal for those who value natural surroundings.

With its blend of strong transport links, excellent schools and access to outstanding green spaces, Cannock is a superb location for family living and modern work-life balance.

Why Buyers Love Cannock

Cannock combines the charm of a market town with the freedom of open countryside. It's a place where you can enjoy woodland walks through Cannock Chase in the morning and still commute to Birmingham or Stafford with ease. Families are drawn by the excellent schools, while professionals appreciate the quick motorway access and growing number of independent cafés, restaurants and fitness studios.

The area has seen thoughtful investment in recent years, including the popular Cannock Designer Outlet and improved transport links, yet it still retains a friendly, close-knit feel. Whether you're moving for work, family or lifestyle, Cannock offers that rare balance of convenience, community and natural beauty — all within the heart of Staffordshire.

Kitchen / Living Area

14'3" x 24'6"

This substantial detached home features a spacious kitchen and living area that measures 4.35 by 7.49 metres. It is characterised by a contemporary design with blue cabinetry and a large central island topped with a dark countertop, ideal for casual dining or food preparation. The kitchen extends to a separate dining room measuring 2.85 by 2.58 metres, which enjoys natural light through multiple windows and direct access to a terrace, connecting indoor and outdoor living spaces elegantly. Adjacent to the kitchen is a cosy sitting area, enhanced by a unique feature wall with a wood-burning stove and smart TV setup. The living room measures 5 by 3.48 metres and benefits from a bay window allowing plenty of natural light to fill the room, creating a welcoming and comfortable space for relaxation. Wood flooring flows throughout the ground floor, complementing the neutral and blue tone.

Living Room

16'4" x 11'5"

The living room is a generous space of 5 by 3.48 metres, featuring a bay window that allows natural light to flow in. The room is tastefully decorated with a mix of neutral tones and comfortable furnishings, including leather and fabric sofas, creating a warm and inviting atmosphere. A fireplace provides a focal point, and the layout offers ample room for seating and relaxation.

Dining Room

9'4" x 8'5"

The dining room, measuring 2.85 by 2.58 metres, is a bright and elegant space with multiple windows and French doors that open directly onto a terrace, making it perfect for entertaining or enjoying meals that flow seamlessly between indoors and outdoors. The room is designed in soft, neutral tones, enhancing the natural light and views of the garden beyond.

Hallway

19'1" x 4'0"

The hallway is long and narrow with wooden flooring and neutral walls, featuring a radiator and a mirror that brighten the space. It provides access to the living room, kitchen/living area, WC, and garage, leading visitors through the home comfortably.

Guest WC

5'1" x 4'2"

The ground floor WC measures 1.56 by 1.28 metres and is fitted with modern white suite including a toilet and a wash basin. It is compact but functional, finished in bright white for a clean look.

Bedroom 1

14'9" x 11'5"

The master bedroom, measuring 4.50 by 3.50 metres, is a spacious and elegant room featuring a large window that fills the room with natural light. It benefits from an en suite bathroom, measuring 1.56 by 1.20 metres, which offers privacy and convenience. The master suite is furnished with neutral tones and a peaceful atmosphere.

En Suite

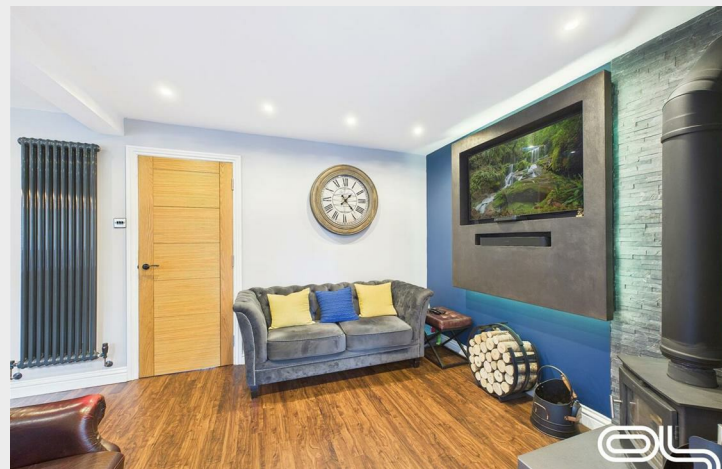
5'1" x 3'11"

Bedroom 2

10'10" x 10'10"

Bedroom two measures 3.31 by 3.32 metres and is comfortably sized, with a window allowing ample daylight. It is decorated in neutral colours, making it easy to personalise to suit individual tastes.





Bedroom 3

9'4" x 8'7"

This bedroom measures 2.85 by 2.62 metres, featuring natural light from a window and neutral décor, offering a cosy and restful environment.

Bedroom 4

13'2" x 8'8"

Bedroom four measures 4.02 by 2.66 metres, with a window that fills the room with light. It is painted in neutral shades and benefits from convenient access to the family bathroom.

Bathroom

9'7" x 6'10"

The family bathroom measures 2.94 by 2.09 metres and features a contemporary design with a freestanding bath, walk-in shower, and modern basin and toilet. The space is finished with glossy white tiles and darker flooring, creating a sophisticated yet relaxing atmosphere.

Landing

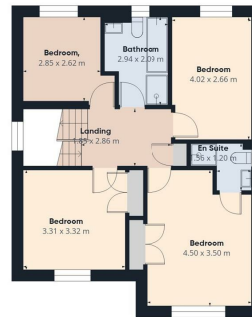
6'0" x 9'4"

The first-floor landing measures 2.86 by 1.85 metres and serves as a central hub connecting the four bedrooms and the family bathroom. The space has neutral tones and a practical layout that maximises space and light.

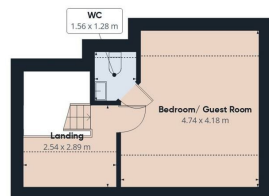




Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

177 m²

Reduced headroom

9.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC