



Lamplight Way, Hednesford
Cannock, WS12 4FQ

£265,000

Hednesford

£265,000

3  2  1 

Paul Carr Estate Agents are please to market this three bedroom family home in Hednesford with excellent access to local amenities, transport links and schools.

The property in brief comprises of a spacious Lounge with modern Kitchen-Diner and Cloakroom on the ground floor and three double Bedrooms with two Bathrooms on the first floor.

Situated on a quiet estate in Hednesford, this well presented family home benefits from a tarmac double width driveway with EV charger leading to the integral Garage and decorative graveled area. The rear of the property is predominantly laid to lawn with slabbed seating area and gated bin alley.





Property Specification

Attention First Time Buyers
Three Double Bedrooms
Two Bathrooms & Downstairs Cloakroom
Quiet Residential Area
Excellent Commuting Links

Lounge
16' 1" x 10' 4" (4.91m x 3.14m)

Kitchen-Diner
7' 8" x 18' 5" (2.34m x 5.62m)

Downstairs Cloakroom

First Floor Landing

Bedroom One
9' 7" x 13' 8" (2.91m x 4.17m)

Master En-Suite Bathroom
6' 8" x 4' 5" (2.03m x 1.35m)

Bedroom Two
11' 3" x 8' 4" (3.42m x 2.53m)

Bedroom Three
7' 10" x 9' 10" (2.39m x 2.99m)

Family Bathroom
5' 7" x 8' 9" (1.7m x 2.67m)

Garage
16' 1" x 7' 10" (4.89m x 2.38m)

Agent's Note:

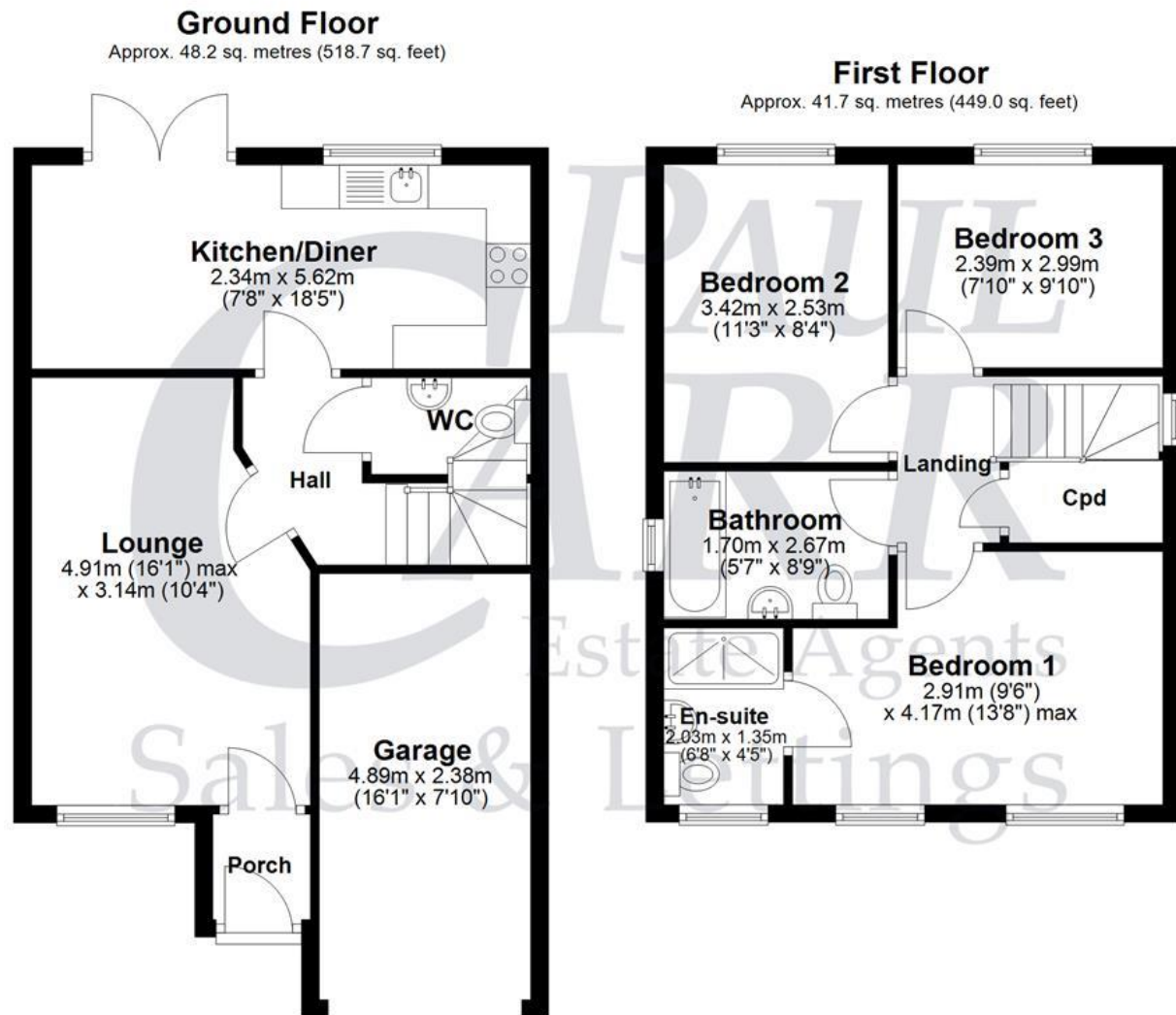
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 10th March 2025

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 82 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

