



O'connor Avenue, Hednesford
Cannock, WS12 2EU

£375,000

Hednesford

£375,000



Paul Carr Estate Agents are delighted to bring to market this modern four bedroom detached family home situated on a generous corner plot in Hednesford.

This detached family home is briefly comprised of an Entrance Hall, Downstairs Cloakroom, Lounge, and stunning Kitchen-Diner with adjacent Utility on the ground floor; the first floor benefits from four well-proportioned Bedrooms and two Bathrooms.

This well presented family home boasts a corner plot on a sought after estate with a rear tarmac driveway for multiple vehicles and additional parking to the side of the property. The private rear garden features an artificial lawn, slatted seating area with access to the Converted Garage / Treatment Room.





Property Specification

Stunning Kitchen-Diner With Breakfast Island And Modern Integrated Appliances
Open Plan Lounge-Diner
Utility
Two Bathrooms & Downstairs Cloakroom
Converted Detached Garage

Entrance Hall

Lounge 19' 8" x 11' 3" (5.99m x 3.43m)

Kitchen-Diner 19' 8" x 11' 8" (5.99m x 3.55m)

Utility 4' 8" x 6' 7" (1.42m x 2m)

Downstairs Cloakroom 4' 7" x 3' 8" (1.39m x 1.12m)

First Floor Landing

Bedroom One 11' 1" x 8' 5" (3.38m x 2.57m)

En-Suite Bathroom 4' 8" x 9' 5" (1.42m x 2.86m)

Bedroom Two 9' 9" x 11' 11" (2.98m x 3.63m)

Bedroom Three 9' 7" x 10' 0" (2.91m x 3.06m)

Bedroom Four 8' 3" x 10' 1" (2.51m x 3.07m)

Family Bathroom 6' 2" x 6' 8" (1.89m x 2.02m)

Converted Garage 16' 10" x 7' 7" (5.13m x 2.32m)
External

Agent's Note:

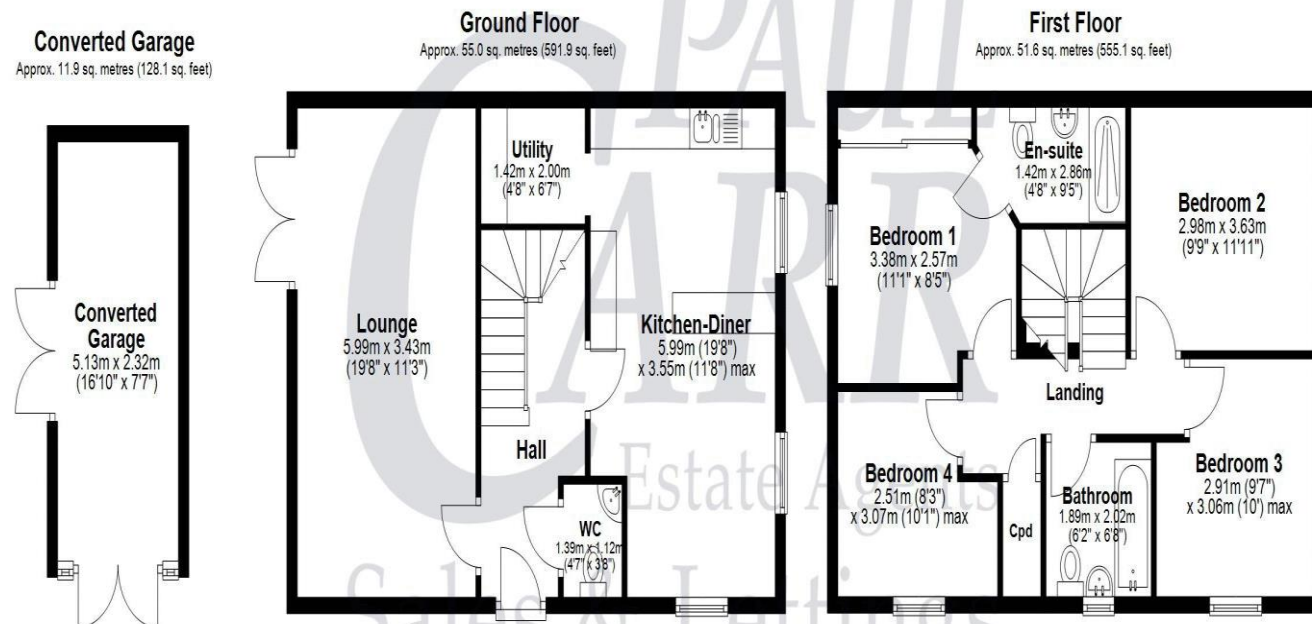
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 17th March 2025

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
Council tax band: D
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	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

