



Barn Way,
Cannock, WS12 0FP

£425,000

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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, modern Kitchen-Diner, Lounge, Dining Room, Family / Sitting Room, Utility and Downstairs Cloakroom on the ground floor; the first floor benefits from four well-proportioned Bedrooms and three Bathrooms.

This well presented family home boasts a corner plot on a sought after estate with a tarmac driveway for multiple vehicles with EV charger leading to the partially converted Garage. The private rear garden features a lawn with decorative borders and timber sleepers, blockpaved seating area and a raised decked area.





Property Specification

20ft+ Kitchen-Diner With Modern Integrated Appliances
Three Reception Rooms
Three Bathrooms & Downstairs Cloakroom
Utility
Partially Converted Garage

Entrance Hall

Lounge 11' 6" x 16' 10" (3.51m x 5.12m)

Dining Room 12' 2" x 10' 0" (3.72m x 3.05m)

Kitchen-Diner 20' 9" x 10' 4" (6.32m x 3.15m)

Family Room 13' 11" x 16' 6" (4.25m x 5.02m)

Utility 7' 10" x 7' 11" (2.4m x 2.41m)

Downstairs Cloakroom

Bedroom One 12' 9" x 10' 4" (3.89m x 3.14m)

Master En-Suite 11' 2" x 5' 8" (3.4m x 1.72m)

Bedroom Two 10' 8" x 10' 0" (3.25m x 3.05m)

Bedroom Three 8' 5" x 10' 4" (2.57m x 3.14m)

Jack & Jill Bathroom

Bedroom Four 9' 6" x 7' 10" (2.89m x 2.4m)

Family Bathroom 8' 4" x 6' 10" (2.54m x 2.08m)

Garage 5' 8" x 7' 11" (1.72m x 2.41m)

Agent's Note:

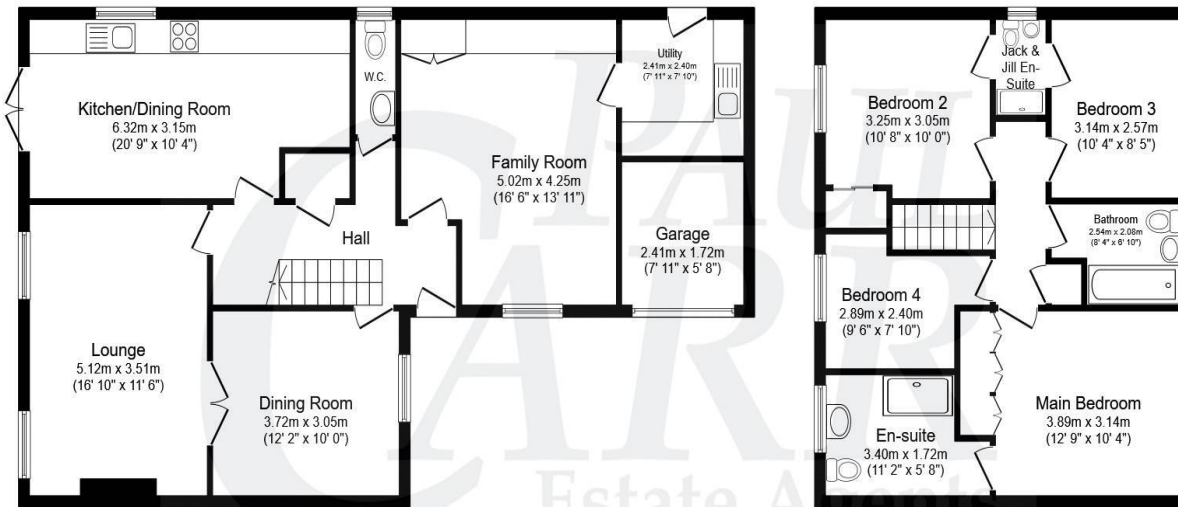
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 19th March 2025

Viewer's Note:

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

Floor Plan

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



Ground Floor
Floor area 95.1 sq.m. (1,024 sq.ft.)

First Floor
Floor area 58.8 sq.m. (632 sq.ft.)

TOTAL: 153.9 sq.m. (1,656 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

