



Noble Road,
Hednesford, WS12 4RW

£360,000

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Paul Carr Estate Agents are delighted to bring to market this immaculate three bedroom detached family home situated on a private plot in Hednesford.

This detached family home is briefly comprised of an Entrance Hall, stunning L-shaped Kitchen-Diner, Lounge and Downstairs Cloakroom on the ground floor; the first floor benefits from three Bedrooms and two modern Bathrooms.

This immaculate family home built in 2023 benefits from a side tarmac driveway with space for two vehicles, including an EV charger, leading to a detached garage. The private rear garden is predominately laid to lawn with a slabbed seating area and gated access on both sides.





Property Specification

Truly Immaculate Throughout - Viewing Highly Recommended!
 Stunning L-Shaped Kitchen-Diner With Modern Appliances & Breakfast Bar
 Separate Utility
 Two Bathrooms & Downstairs Cloakroom

Lounge

12' 2" x 11' 2" (3.7m x 3.4m)

Kitchen-Diner

14' 7" x 12' 4" (4.45m x 3.75m)

Utility

5' 4" x 5' 9" (1.62m x 1.76m)

Downstairs Cloakroom

6' 4" x 3' 0" (1.93m x 0.91m)

Bedroom One

12' 6" x 11' 4" (3.8m x 3.46m)

Master En-Suite

3' 10" x 6' 6" (1.18m x 1.97m)

Bedroom Two

13' 6" x 9' 2" (4.12m x 2.79m)

Bathroom Three

8' 10" x 8' 11" (2.7m x 2.72m)

Family Bathroom

6' 2" x 6' 9" (1.89m x 2.05m)

Garage

20' 4" x 10' 10" (6.21m x 3.29m)

Agent's Note:

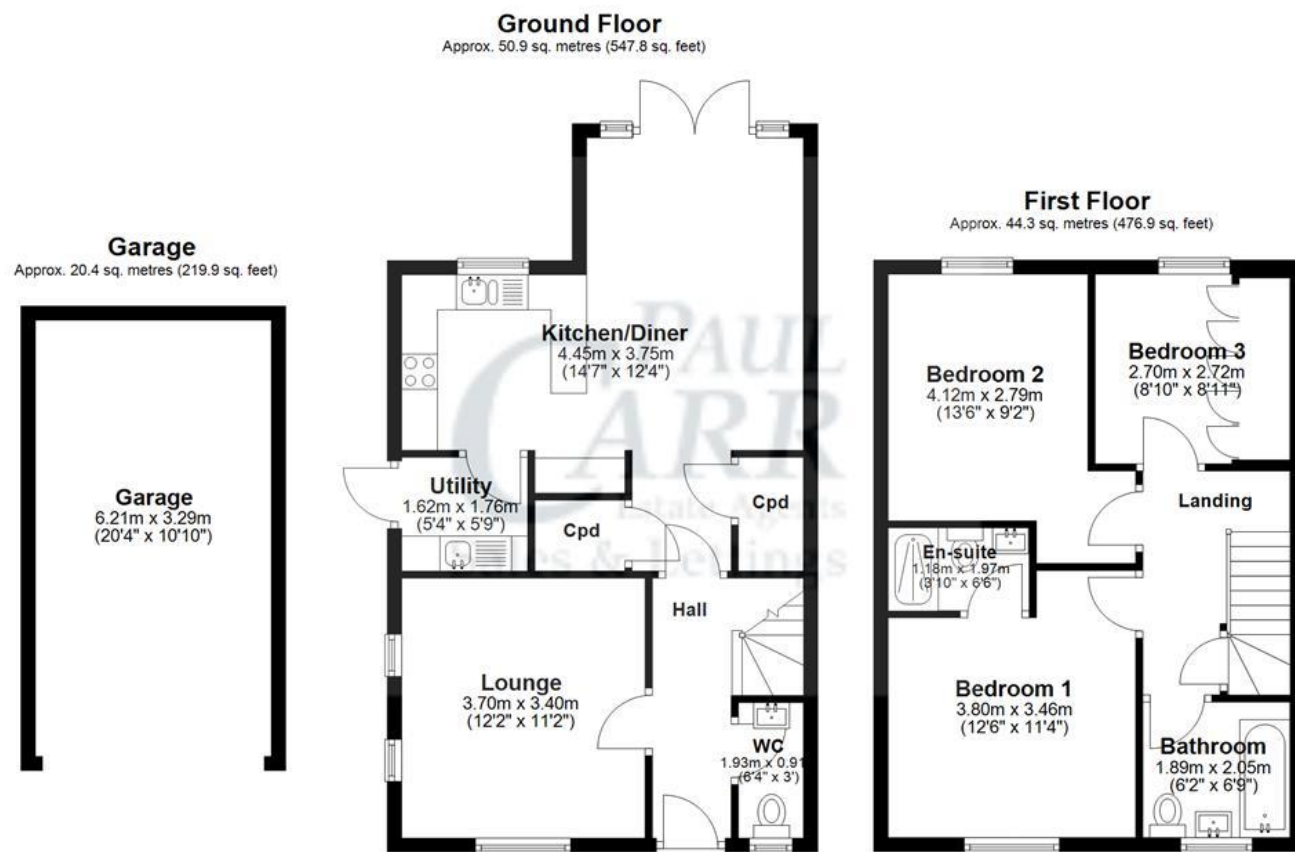
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 21st 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	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

