



Reservoir Road, Hednesford
Cannock, WS12 1BE

£260,000

Beautifully Presented Three-Bedroom Semi-Detached Home Close to Hednesford Town Centre.

This stunning three-bedroom semi-detached residence offers stylish and spacious living in a highly desirable location, just moments from Hednesford Town Centre and excellent transport links.

Step inside to discover this beautifully decorated accommodation featuring open-plan lounge and dining area, perfect for modern living and entertaining.

The fitted kitchen is both practical and contemporary, while the family bathroom provides a fresh and functional space for daily routines. A delightful conservatory adds extra versatility, leading out to an ample patio and lawned garden an ideal setting for alfresco dining and summer gatherings.

Upstairs boasts three bedrooms, with the added bonus of a loft area providing an additional space.

Further benefits include off-road parking and a location that combines residential charm with convenient access to local amenities, schools, and commuter routes.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is A.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



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Porch

Entrance Hall

Lounge Area 13' 11" x 11' 3" (4.24m x 3.43m)

Dining area 10' 7" x 7' 7" (3.22m x 2.31m)

Fitted Kitchen 10' 7" x 9' 11" (3.22m x 3.02m)

Conservatory 17' 2" x 12' 1" (5.23m x 3.68m)

Landing

Bedroom One 13' 11" x 11' 3" (4.24m x 3.43m)

Bedroom Two 10' 8" x 9' 10" (3.25m x 2.99m)

Bedroom Three 6' 3" x 6' 2" (1.90m x 1.88m)

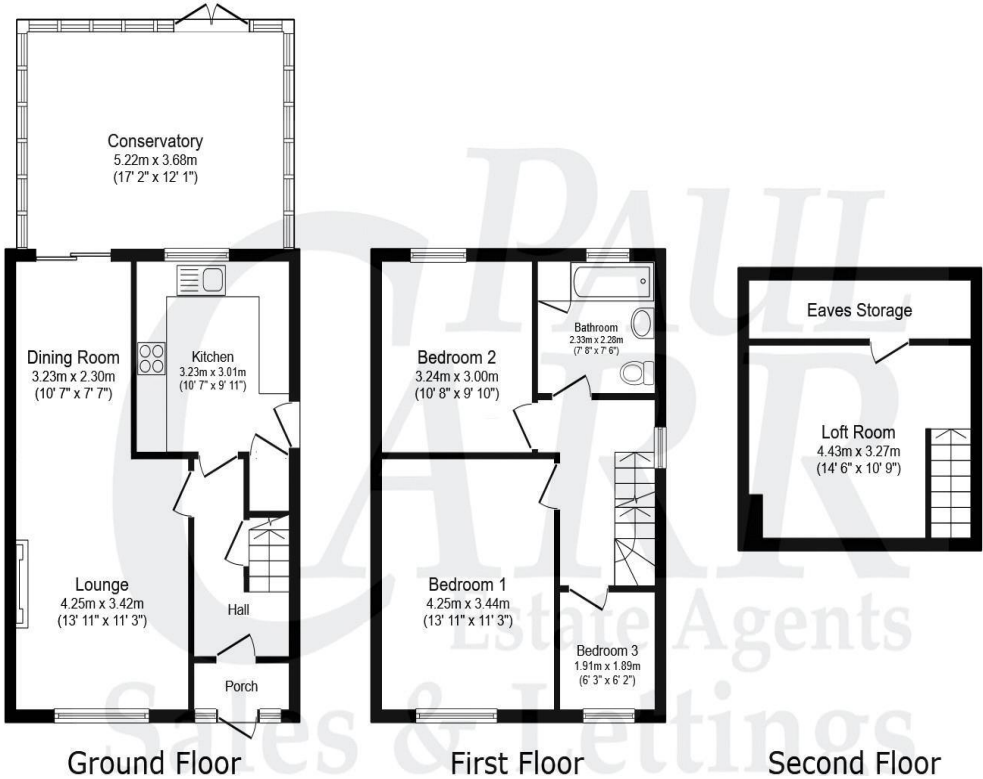
Family Bathroom 7' 8" x 7' 6" (2.34m x 2.28m)





Floor Plan

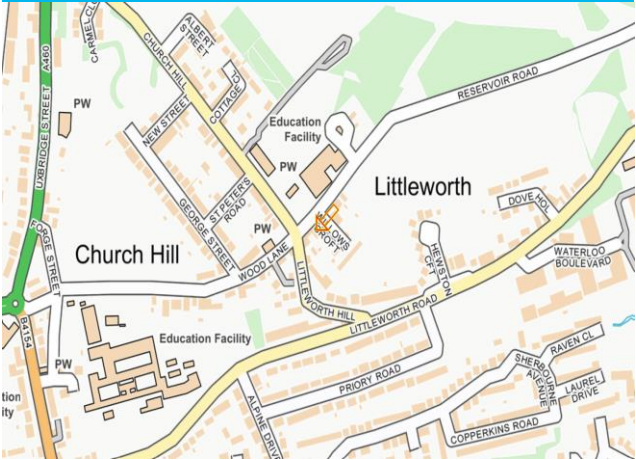
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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 April 2025