



High Mount Street, Hednesford  
Cannock, WS12 4BL

**£185,000**



# Hednesford

£185,000

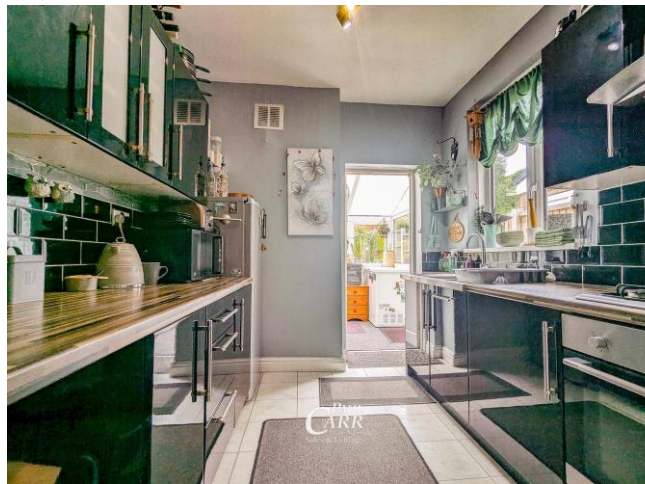


Paul Carr Estate Agents are privileged to present to market this well-presented character property in the heart of Hednesford.

This charming home briefly comprises a Lounge, Dining Room, modern fitted Kitchen, and a lean-to Utility Room on the ground floor. The first floor features a spacious landing, two double Bedrooms, and a well-appointed Family Bathroom.

An ideal purchase for first-time buyers, this fantastic property is located within easy reach of local shops, schools, and amenities. The front of the home is approached via a gated forecourt with a slabbed pathway. The rear garden is mainly laid to lawn and further benefits from a sizeable decked seating area, and two storage sheds.

Located within the catchment area for several well-regarded schools, the property is close to West Hill Primary School, Pye Green Academy, St Peter's CE Primary Academy, and St Joseph's Catholic Primary School. For secondary education, nearby options include Staffordshire University Academy, Kingsmead School, Cannock Chase High School, and Cardinal Griffin Catholic College.







## Property Specification

Attention First Time Buyers  
Modern Fitted Kitchen  
Lean-To Conservatory  
Two Reception Rooms  
Two Double Bedrooms  
Generous Rear Garden

**Lounge**  
11' 10" x 12' 6" (3.61m x 3.81m)

**Dining Room**  
15' 1" x 12' 6" (4.61m x 3.81m)

**Kitchen**  
9' 11" x 7' 11" (3.03m x 2.42m)

**Lean-To Utility**  
7' 0" x 7' 11" (2.14m x 2.42m)

**First Floor Landing**

**Bedroom One**  
11' 10" x 12' 6" (3.61m x 3.81m)

**Bedroom Two**  
11' 11" x 9' 7" (3.63m x 2.92m)

**Family Bathroom**  
9' 11" x 7' 11" (3.03m x 2.42m)

### 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: 13th June 2025

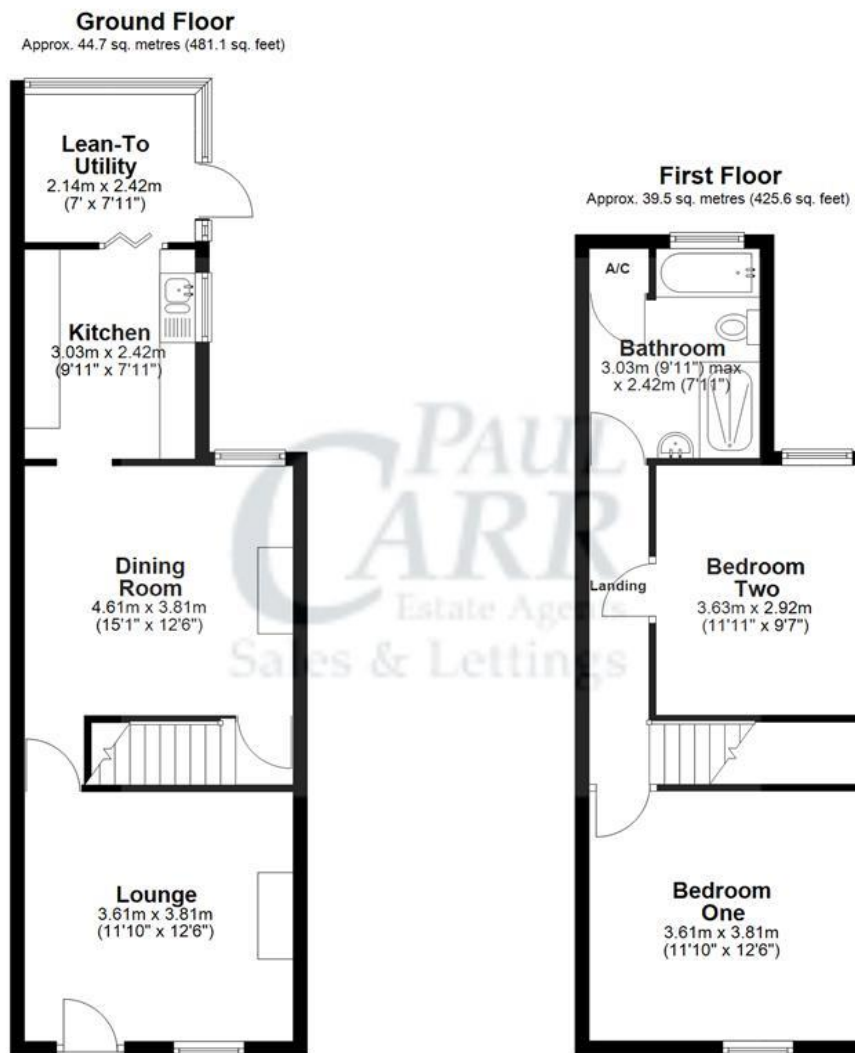
### Viewer's Note:

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



# Floor Plan

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



## Energy Efficiency Rating

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

## Map Location

