



Berry Hill, Hednesford
Cannock, WS12 1UJ

Offers in the Region Of £287,500

Hednesford

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Paul Carr Estate Agents are pleased to present this spacious three-bedroom detached bungalow, offered with no onward chain and situated in a quiet cul-de-sac in Hednesford.

The accommodation comprises an entrance porch, hallway, spacious lounge, a well-proportioned kitchen-diner, three bedrooms, and a recently fitted contemporary family bathroom.

Set back from the road, the property is accessed via a private driveway and features a front lawn with a side drive leading to a detached garage. To the rear, you'll find a private garden with a lawned area, a slabbed seating patio and decorative borders. This charming bungalow offers an excellent opportunity for those seeking a peaceful location with convenient access to local amenities.

Ideally located for commuters, the property is just a short walk from Hednesford Railway Station, offering direct services to Birmingham and Walsall. Excellent road links via the A460 provide easy access to Cannock, Rugeley, and the M6. The property falls within the catchment for several well-rated schools, including St Joseph's Catholic Primary, Pye Green Academy, and Kingsmead School—all offering strong local education options.





Property Specification

Spacious Three Bedroom Detached Bungalow
Set Back From The Road Via A Private Driveway
Side Driveway For Three Vehicles
Detached Garage
Recently Fitted Family Bathroom
No Chain

Entrance Porch

Inner Hall

Lounge

16' 8" x 11' 2" (5.08m x 3.40m)

Kitchen-Diner

16' 2" x 7' 10" (4.92m x 2.40m)

Bedroom One

13' 11" x 8' 0" (4.25m x 2.45m)

Bedroom Two

8' 6" x 11' 0" (2.59m x 3.35m)

Bedroom Three

7' 7" x 7' 10" (2.30m x 2.40m)

Family Bathroom

6' 0" x 8' 5" (1.84m x 2.56m)

Garage

17' 7" x 8' 10" (5.36m x 2.69m)

Agent's Note:

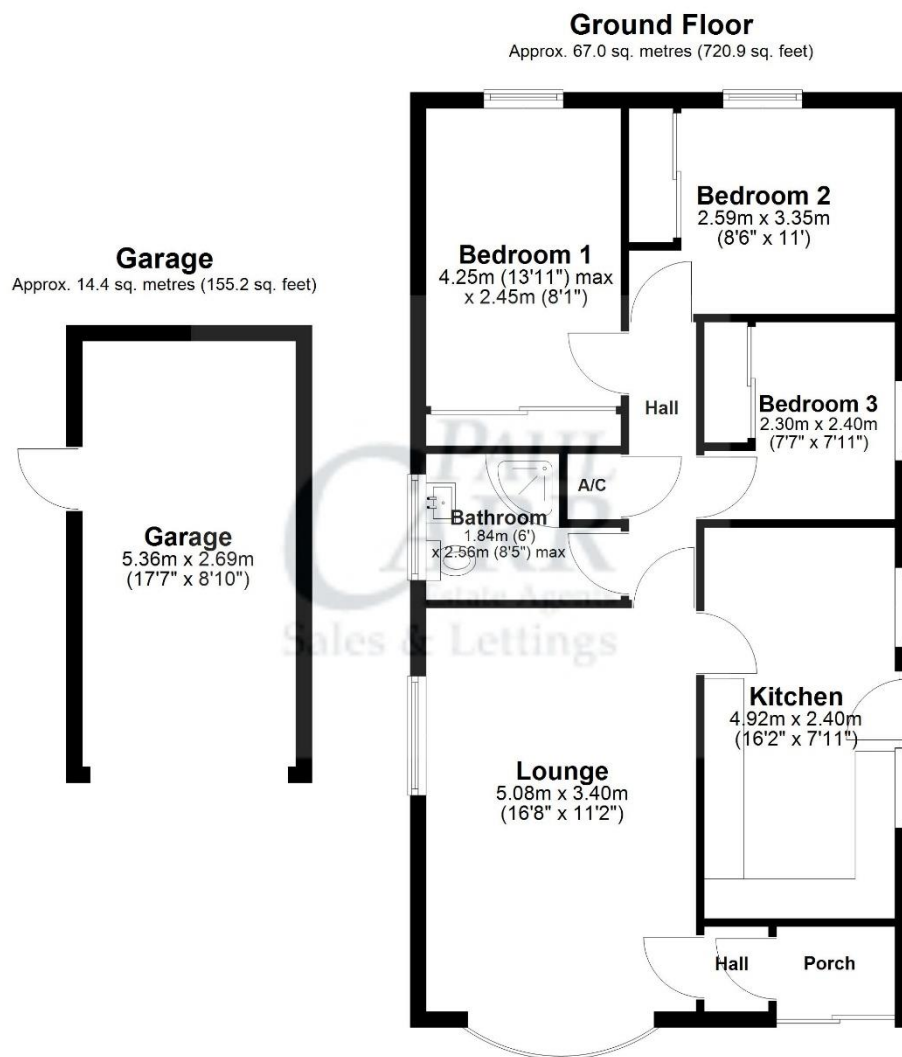
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 28th July 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

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

Map Location

