



Station Road, Hednesford  
Cannock, WS12 4DL

**£225,000**



# Hednesford

£225,000



Paul Carr are delighted to present this traditional three-storey home, offered with no onward chain and excellent transport links. The property includes a gated front driveway leading to a detached double garage.

Inside, the first floor offers a bright front-facing reception room, guest WC, and a second reception room at the rear, with stairs connecting to both upper and lower levels.

The lower ground floor features a contemporary kitchen with integrated appliances and direct access to the rear garden, along with a versatile additional room ideal as a home office, guest bedroom, or playroom.

Upstairs, the property comprises two well-proportioned bedrooms and a modern family bathroom.

Outside, the home benefits from a walled front driveway, a private rear garden with patio and gravel areas, a concrete driveway to the detached double garage, and an external WC.







## Property Specification

Three Storey Traditional Family Home  
Two Double Bedrooms  
Two / Three Reception Rooms  
Private Driveway  
Detached Double Garage  
No Chain

**Front Reception Room**  
12' 8" x 13' 4" (3.86m x 4.06m)

**Inner Hallway**

**Rear Reception Room**  
11' 8" x 12' 6" (3.55m x 3.81m)

**Kitchen**  
11' 2" x 10' 6" (3.40m x 3.20m)

**Store**  
12' 5" x 8' 7" (3.78m x 2.61m)

**Bedroom One**  
11' 2" x 12' 7" (3.40m x 3.83m)

**Bedroom Two**  
8' 6" x 7' 1" (2.59m x 2.16m)

**Family Bathroom**  
4' 4" x 11' 7" (1.32m x 3.53m)

**Double Garage**

### 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: 12th August 2025

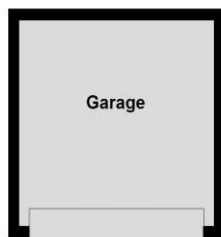
### Viewer's Note:

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

# Floor Plan

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

Basement



Ground Floor



First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

