



Bishop Street, Hednesford  
Cannock, WS12 4RY

**£350,000**



# Hednesford

£350,000



Paul Carr Estate Agents are pleased to present this beautifully presented, modern three-bedroom detached family home, ideally positioned on a private corner plot and accessed via a private road in the sought-after area of Hednesford.

Built in 2023, this immaculate home offers a thoughtfully designed layout, starting with a spacious entrance hall, leading to a stylish high-gloss kitchen/diner, a generous 18ft+ lounge, and a convenient downstairs cloakroom.

Upstairs, you'll find three well-proportioned double bedrooms, including a master with en-suite, alongside a contemporary family bathroom.

Externally, the property boasts a private side driveway with parking for two vehicles and is equipped with an EV charger. It also benefits from ownership of an adjacent lawned area, offering potential for additional parking.

The private rear garden is a standout feature, featuring a well-maintained lawn, a porcelain slabbed seating area, two useful storage sheds, and gated side access—ideal for families and outdoor entertaining.

A fantastic opportunity to acquire a turn-key home in a quiet, desirable location.





## Property Specification

Detached Family Home Situated On A Quiet Private Driveway  
Stunning 18ft+ Kitchen-Diner With High Gloss Cabinetry & Modern Integrated Appliances  
Separate Utility  
Two Modern Bathrooms & Downstairs Cloakroom

### Entrance Hall

**Kitchen-Diner 18' 6" x 8' 11" (5.64m x 2.71m)**

**Lounge 18' 6" x 9' 11" (5.64m x 3.01m)**

**Utility 4' 4" x 6' 6" (1.32m x 1.98m)**

### Downstairs Cloakroom

### First Floor Landing

**Bedroom One 13' 4" x 9' 1" (4.07m x 2.77m)**

**Master En-Suite 4' 10" x 9' 1" (1.48m x 2.77m)**

**Bedroom Two 10' 1" x 9' 2" (3.07m x 2.79m)**

**Bedroom Three 8' 2" x 9' 11" (2.48m x 3.03m)**

**Family Bathroom 6' 4" x 7' 5" (1.92m x 2.26m)**

### 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: 27th August 2025

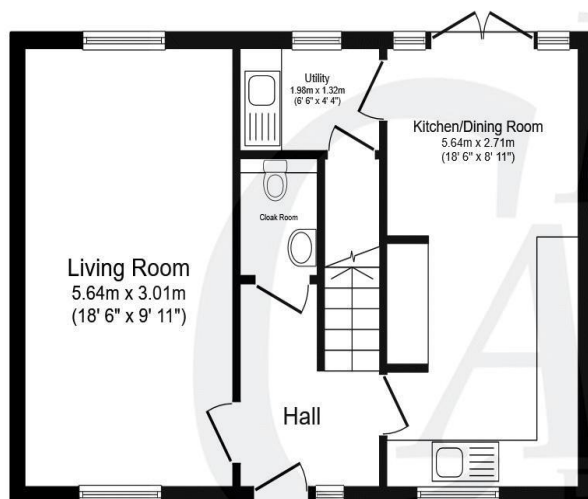
### Viewer's Note:

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

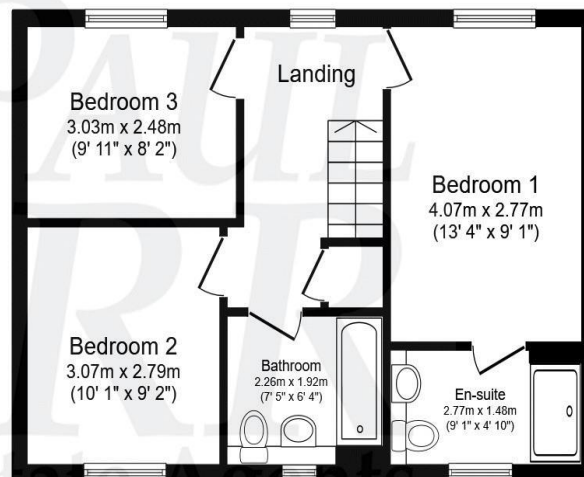


# Floor Plan

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



**Ground Floor**  
Floor area 45.2 sq.m. (487 sq.ft.)



**First Floor**  
Floor area 45.3 sq.m. (488 sq.ft.)

Total floor area: 90.5 sq.m. (974 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

