



Stagborough Way, Hednesford
Cannock, WS12 1UD

£260,000

Hednesford

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Paul Carr Estate Agents are pleased to offer for sale this chain-free, two-bedroom semi-detached bungalow, perfectly positioned at the end of a peaceful cul-de-sac in the sought-after area of Hednesford.

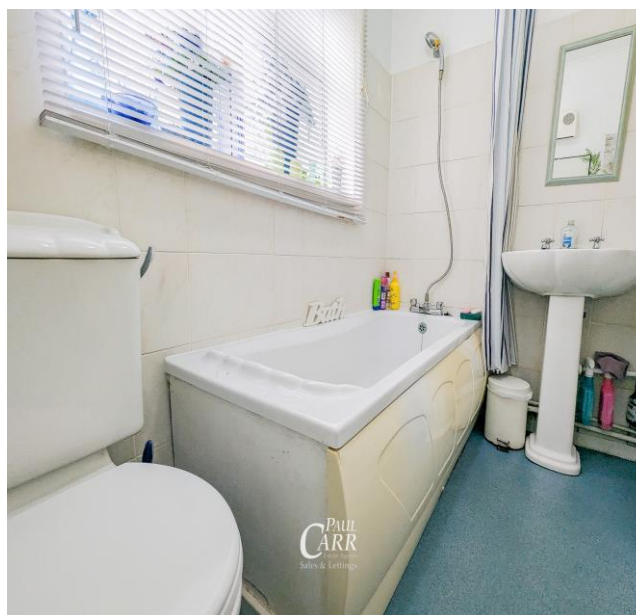
Set on a generous plot, this well-maintained bungalow offers spacious and versatile living accommodation throughout. The layout briefly comprises an entrance hall, a bright and airy 17ft+ lounge, a good-sized kitchen with ample space for appliances and dining, two double bedrooms, a family bathroom, and a side conservatory providing direct access to the rear garden.

The property enjoys a substantial frontage with a neatly lawned garden, well-tended shrubs, and a large driveway offering ample off-road parking for multiple vehicles, which leads to a detached garage.

To the rear, the impressive wrap-around garden features a large lawn, mature planted borders and side access to the garage - ideal for families or keen gardeners alike.

This charming bungalow is ideally suited to those looking for a peaceful yet convenient location, with early viewing highly recommended to fully appreciate the space, setting, and potential this superb home has to offer.





Property Specification

Semi-Detached Bungalow Positioned At The End Of A
Quiet Cul-De-Sac
Backs Onto Anglesey Nature Reserve
Generous Wrap-Around Garden
Driveway For Multiple Vehicles
Detached Garage

Hall

Lounge

17' 6" x 9' 6" (5.33m x 2.90m)

Kitchen

8' 1" x 8' 1" (2.46m x 2.46m)

Bedroom One

11' 5" x 9' 6" (3.47m x 2.90m)

Bedroom Two

8' 3" x 8' 1" (2.52m x 2.46m)

Family Bathroom

7' 11" x 4' 10" (2.42m x 1.47m)

Conservatory

10' 0" x 8' 3" (3.04m x 2.51m)

Garage

18' 4" x 8' 0" (5.59m x 2.44m)

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: 29th September 2025

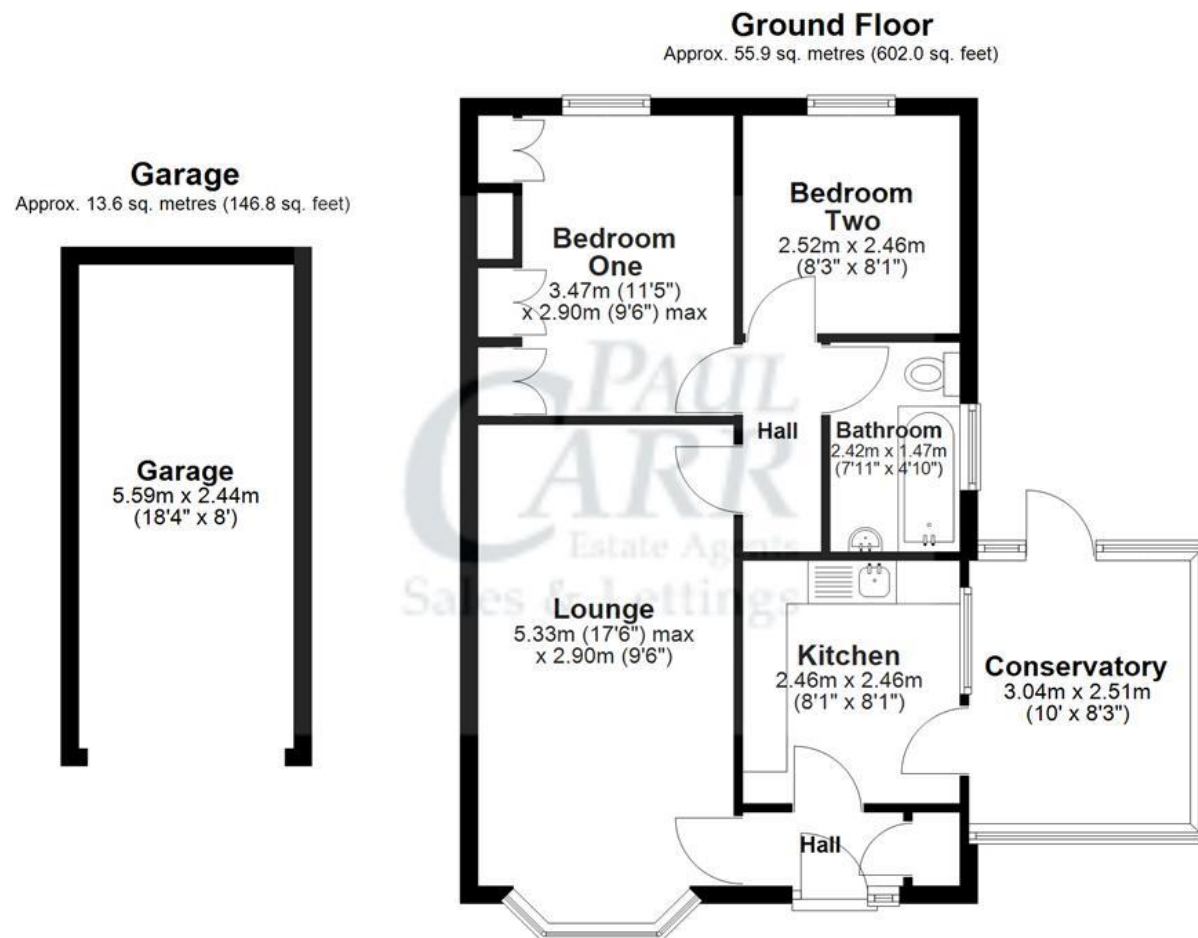
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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



Energy Efficiency Rating

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

Map Location

