



George Street, Hednesford
Cannock, WS12 1BJ

£180,000

Paul Carr Estate Agents are delighted to offer for sale this spacious, chain-free semi-detached family home, ideally situated in the heart of Hednesford.

Occupying a generous corner plot, this well-presented property offers flexible living space throughout. The ground floor is briefly comprised of an entrance porch, hallway, a rear-facing kitchen, separate utility, and a bright and spacious lounge measuring over 14ft.

Upstairs, the accommodation continues to impress with two generously sized double bedrooms and a family bathroom.

Externally, the property benefits from a tarmac driveway providing off-road parking and leading to a detached garage. An additional paved area offers further parking space. The spacious rear garden is designed for low-maintenance and features a paved seating area, and convenient side pedestrian access to the garage.

With its prime location, ample outdoor space, and no onward chain, this property is ideal for families or first-time buyers looking to move quickly. Early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



Entrance Porch

Hall

Lounge

10' 0" x 14' 10" (3.04m x 4.52m)

Kitchen

10' 2" x 10' 8" (3.11m x 3.25m)

Utility

6' 8" x 5' 6" (2.03m x 1.67m)

First Floor Landing

Bedroom One

10' 0" x 14' 10" (3.04m x 4.52m)

Bedroom Two

13' 5" x 8' 4" (4.10m x 2.54m)

Family Bathroom

5' 7" x 6' 2" (1.69m x 1.88m)

Garage

17' 7" x 8' 4" (5.35m x 2.53m)



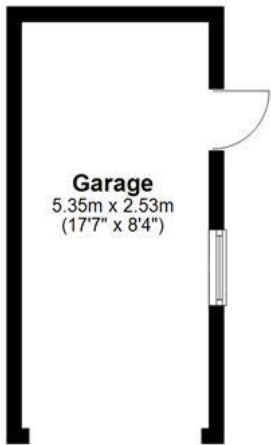


Floor Plan

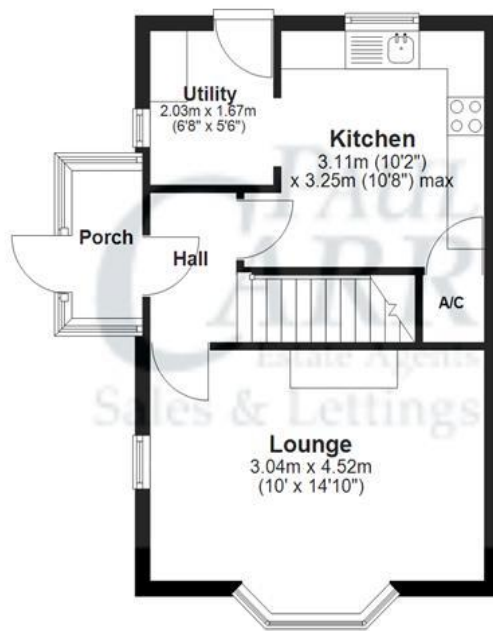
This floor plan is not drawn to scale and is for illustration purposes only

Energy Performance Rating

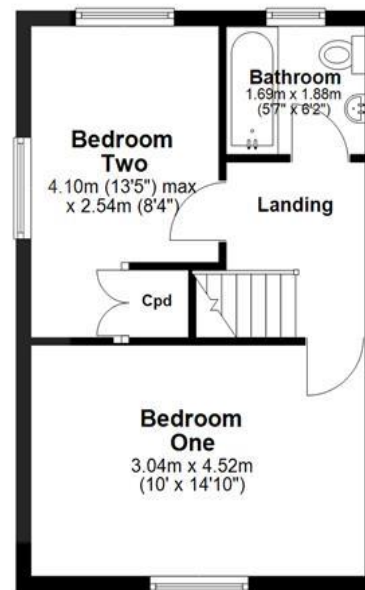
Garage
Approx. 13.5 sq. metres (145.7 sq. feet)



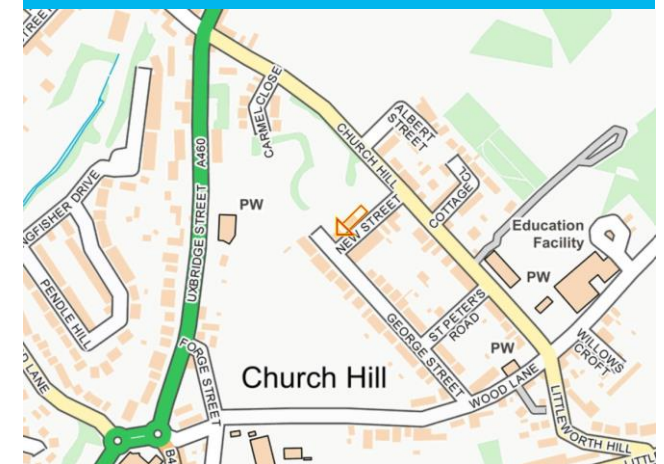
Ground Floor
Approx. 35.0 sq. metres (377.1 sq. feet)



First Floor
Approx. 32.8 sq. metres (353.4 sq. feet)



Map Location







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: 1st October 2025