



Ardgay Drive, Hednesford
Cannock, WS12 4SE

£280,000

Paul Carr Estate Agents are pleased to present this well-maintained three-bedroom detached family home, ideally located in a peaceful cul-de-sac in Hednesford and offered with no onward chain.

This spacious, chain-free property features an entrance hall leading to a generous 26ft open-plan lounge and dining area, seamlessly connecting to a rear-facing kitchen - perfect for family living and entertaining.

Upstairs, the home offers three well-proportioned bedrooms and a modern family bathroom.

To the front, the property boasts a neat lawn with attractive planted borders and a block-paved driveway providing ample parking and access to a double-length tandem garage. The rear garden has been thoughtfully landscaped for ease of maintenance, featuring two paved seating areas, a well-kept lawn, planted perimeter borders, and convenient side gated access.

This lovely home is ideal for families or anyone seeking a quiet yet well-connected location - early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

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

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



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Entrance Porch

Entrance Hall

Lounge-Diner
26' 0" x 14' 5" (7.92m x 4.40m)

Kitchen
11' 2" x 8' 0" (3.41m x 2.44m)

First Floor Landing

Bedroom One
12' 6" x 11' 6" (3.80m x 3.51m)

Bedroom Two
13' 2" x 11' 6" (4.02m x 3.51m)

Bedroom Three
9' 8" x 8' 7" (2.94m x 2.62m)

Family Bathroom
8' 0" x 6' 2" (2.44m x 1.89m)

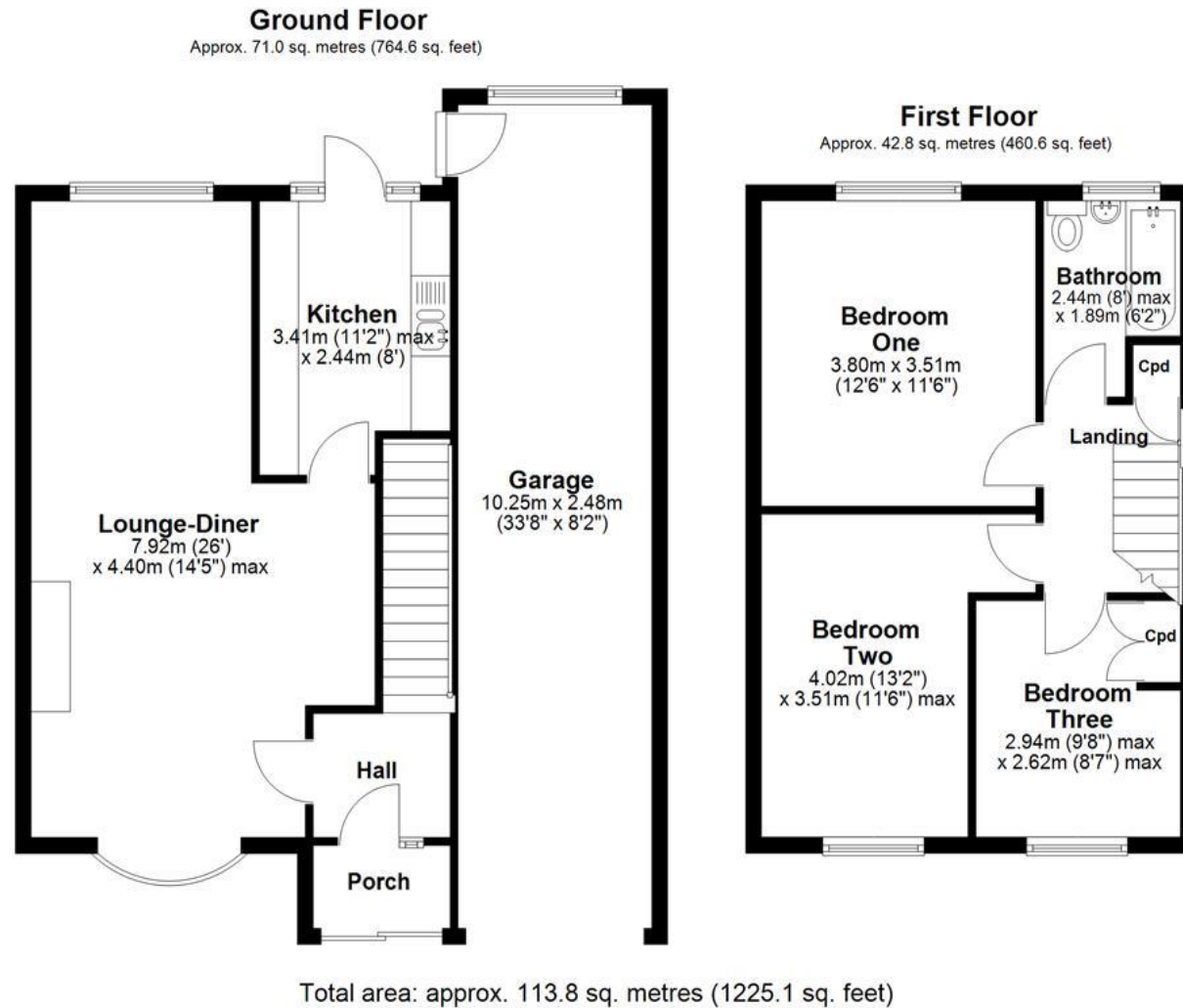
Garage
33' 8" x 8' 2" (10.25m x 2.48m)





Floor Plan

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



Energy Performance Rating

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: 17th October 2025