



Cottage Close, Hednesford
Cannock, WS12 1BS

£360,000

Paul Carr Estate Agents are delighted to offer for sale this generous four-bedroom detached family home, ideally positioned at the end of a quiet cul-de-sac on a substantial corner plot in Hednesford - available with no onward chain.

This well-maintained property offers a thoughtfully designed layout, perfect for family living. The ground floor comprises a welcoming entrance hall, a bright and spacious 19ft+ lounge-diner, a rear-facing kitchen, separate utility room with access to the integral double garage, and a handy downstairs cloakroom.

Upstairs, you'll find four well-proportioned bedrooms along with a family bathroom, offering ample space for growing families or those in need of a home office.

Externally, the property sits on a generous corner plot. To the front, a double-width tarmac driveway leads to the integral double garage, while a separate side driveway provides access to a large carport – offering additional parking for multiple vehicles or excellent potential for future extension (subject to planning permission).

The rear garden is designed for low maintenance, with paved areas, mature planted borders, decorative flower beds, two storage sheds, and gated access to the carport.

This is a fantastic opportunity to secure a chain-free, well-proportioned family home in a peaceful 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 D.

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 Hall

Lounge-Diner

19' 8" x 11' 6" (6.00m x 3.51m)

Kitchen

10' 6" x 13' 10" (3.21m x 4.22m)

Utility

10' 6" x 7' 5" (3.21m x 2.25m)

Downstairs Cloakroom

4' 3" x 4' 2" (1.30m x 1.26m)

First Floor Landing

Bedroom One

11' 6" x 11' 6" (3.51m x 3.50m)

Bedroom Two

11' 6" x 10' 7" (3.51m x 3.23m)

Bedroom Three

7' 10" x 7' 9" (2.39m x 2.36m)

Bedroom Four

7' 10" x 6' 11" (2.40m x 2.11m)

Family Bathroom

4' 10" x 7' 10" (1.47m x 2.38m)

Double Garage

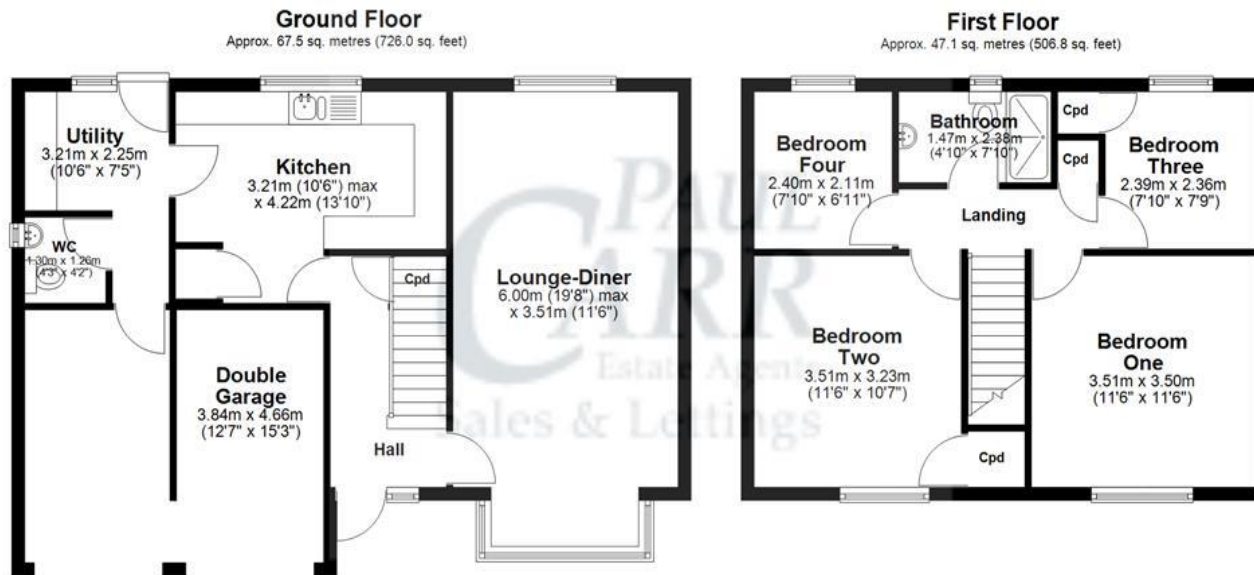
12' 7" x 15' 3" (3.84m x 4.66m)





Floor Plan

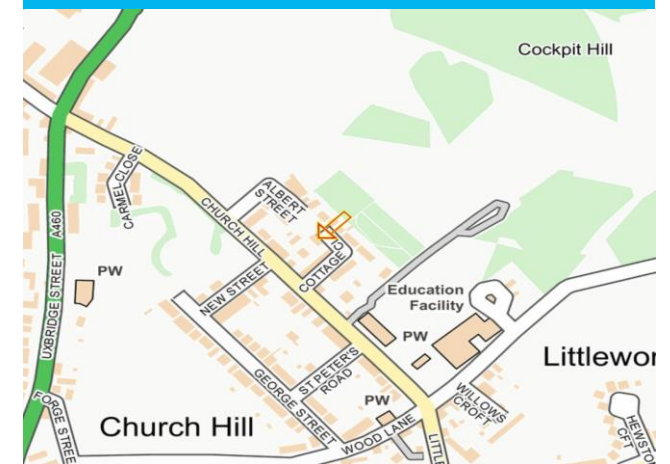
This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 114.5 sq. metres (1232.8 sq. feet)

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: 20th October 2025