



Croxley Drive, Hednesford
Cannock, WS12 2GU

£395,000

Paul Carr Estate Agents are delighted to present this well maintained four-bedroom detached family home, ideally situated on a highly sought-after and peaceful cul-de-sac in Hednesford.

Upon entering, you are welcomed by a spacious and inviting entrance hallway that leads to a bay-fronted lounge, a separate dining room, and a generously sized kitchen with an adjacent utility room and convenient downstairs cloakroom.

The first floor offers four well-proportioned bedrooms, including a 15ft principal bedroom complete with a sizeable en-suite bathroom. The remaining three bedrooms are served by a spacious family bathroom.

Externally, the property continues to impress. To the front, a block-paved driveway provides ample off-road parking alongside a neatly kept lawn and gated side access. The landscaped rear garden features a spacious lawn with stunning mature planted borders, a block-paved seating area, and a useful storage shed - perfect for outdoor entertaining and relaxation.

Set in a quiet cul-de-sac location, this superb family home offers an ideal blend of privacy, comfort, and convenience within a prime residential area.

Tenure: We can confirm the property is Freehold.

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

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 Hall

Lounge

15' 7" x 10' 6" (4.75m x 3.19m)

Dining Room

11' 5" x 10' 6" (3.48m x 3.19m)

Kitchen-Diner

11' 9" x 14' 9" (3.57m x 4.49m)

Utility room

5' 1" x 8' 3" (1.54m x 2.51m)

First Floor Landing

Bedroom One

15' 0" x 10' 7" (4.58m x 3.22m)

Master En-Suite

9' 1" x 6' 1" (2.76m x 1.85m)

Bedroom Two

14' 11" x 8' 3" (4.55m x 2.51m)

Bedroom Three

13' 10" x 9' 2" (4.22m x 2.80m)

Bedroom Four

11' 6" x 8' 3" (3.51m x 2.51m)

Family Bathroom

8' 5" x 7' 5" (2.57m x 2.27m)

Garage

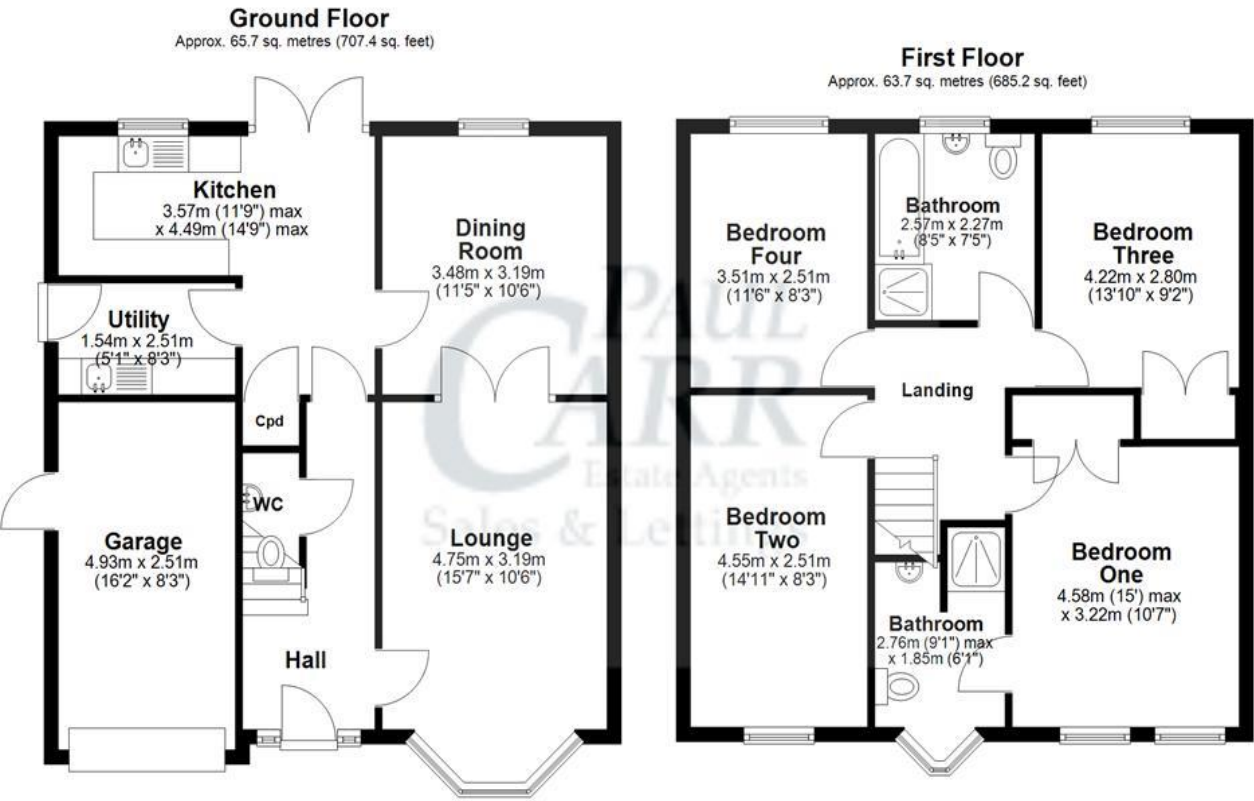
16' 2" x 8' 3" (4.93m x 2.51m)





Floor Plan

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



Total area: approx. 129.4 sq. metres (1392.6 sq. feet)

Energy Performance Rating

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

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: 24th October 2025