

Hodnet Place, Heath Hayes,  
Cannock, WS11 7YF

**£320,000**

Paul Carr Estate Agents are delighted to present this well-presented three-bedroom home, ideally located on Hodnet Place, Heath Hayes - a quiet and sought-after cul-de-sac.

Beautifully maintained throughout, this property offers a stylish and practical layout, making it an excellent choice for families or first-time buyers.

The ground floor features a spacious lounge, semi open-plan to the dining area, creating a bright and sociable living space enhanced by luxury herringbone flooring. To the rear, a conservatory provides an excellent additional reception area overlooking the garden. The modern high-gloss kitchen is fitted with contemporary units and integrated appliances, combining sleek design with everyday functionality. A separate utility area and a guest cloakroom complete the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all presented to a high standard.

Externally, the property features a stunning resin driveway providing parking for multiple vehicles, which leads to a converted garage currently used as a music room - a versatile space suitable for a variety of uses. To the rear, the generous garden is mainly laid to lawn with raised timber sleeper flower beds and a paved seating area, offering a perfect setting for outdoor relaxation and entertaining.

This attractive home must be viewed to fully appreciate the quality of presentation, versatile living space, and peaceful cul-de-sac location.

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](mailto:Cannock@paulcarrestateagents.co.uk)



**Entrance Hall**

**Lounge**

**13' 9" x 11' 11" (4.18m x 3.62m)**

**Dining Room**

**10' 2" x 8' 11" (3.09m x 2.71m)**

**Kitchen**

**10' 1" x 8' 4" (3.07m x 2.54m)**

**Utility**

**5' 9" x 5' 9" (1.76m x 1.76m)**

**Conservatory**

**9' 7" x 9' 3" (2.93m x 2.82m)**

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

**14' 2" x 8' 11" (4.33m x 2.71m)**

**Bedroom Two**

**9' 9" x 8' 10" (2.96m x 2.70m)**

**Bedroom Three**

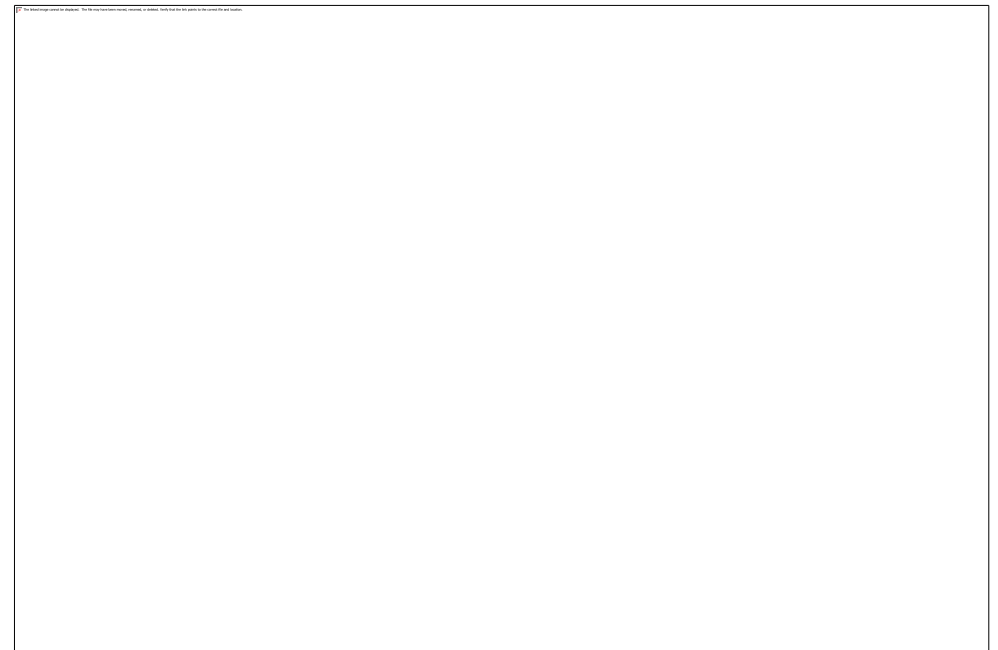
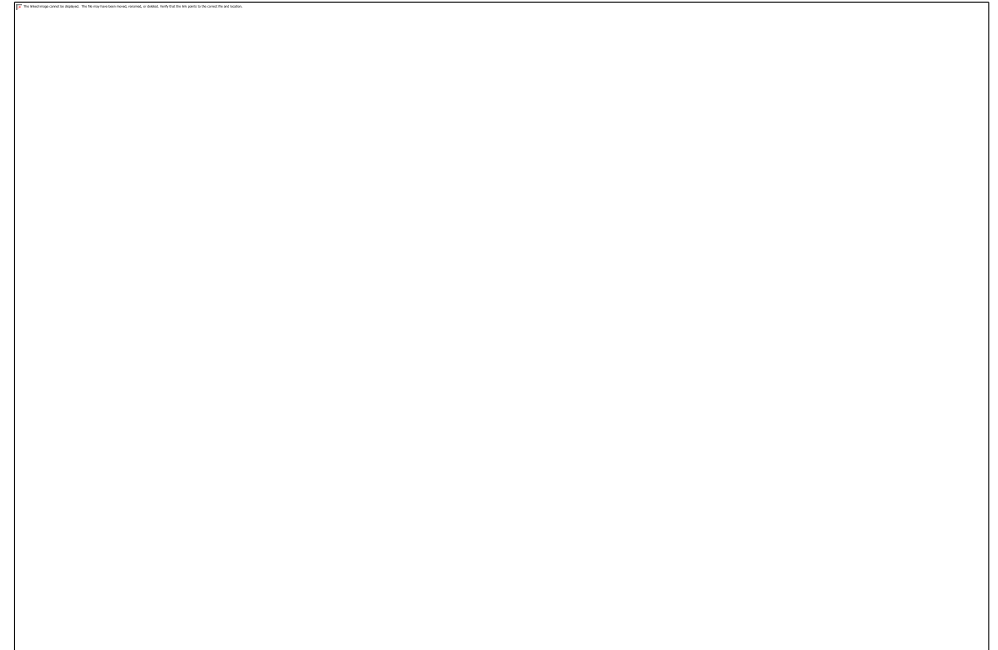
**8' 8" x 5' 11" (2.63m x 1.81m)**

**Family Bathroom**

**6' 5" x 5' 5" (1.95m x 1.65m)**

**Garage**

**16' 10" x 8' 0" (5.14m x 2.43m)**



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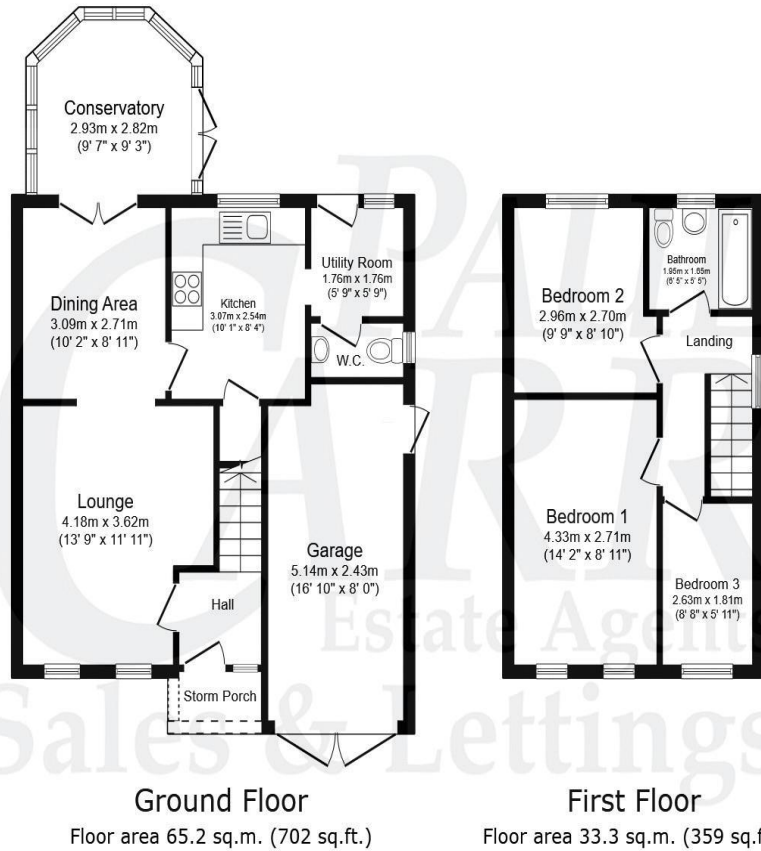
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# Floor Plan

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



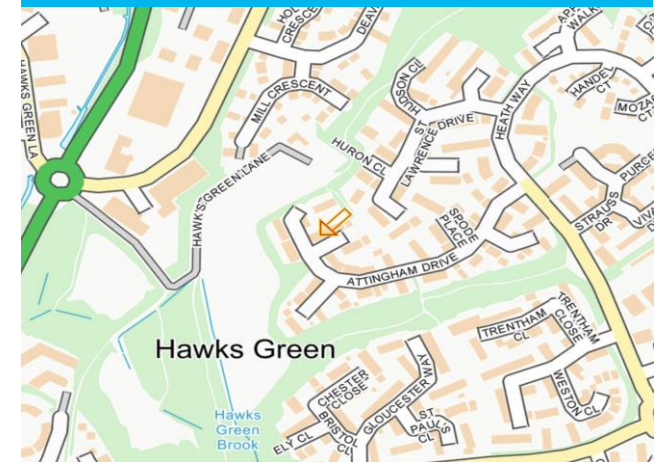
Total floor area: 98.5 sq.m. (1,060 sq.ft.)

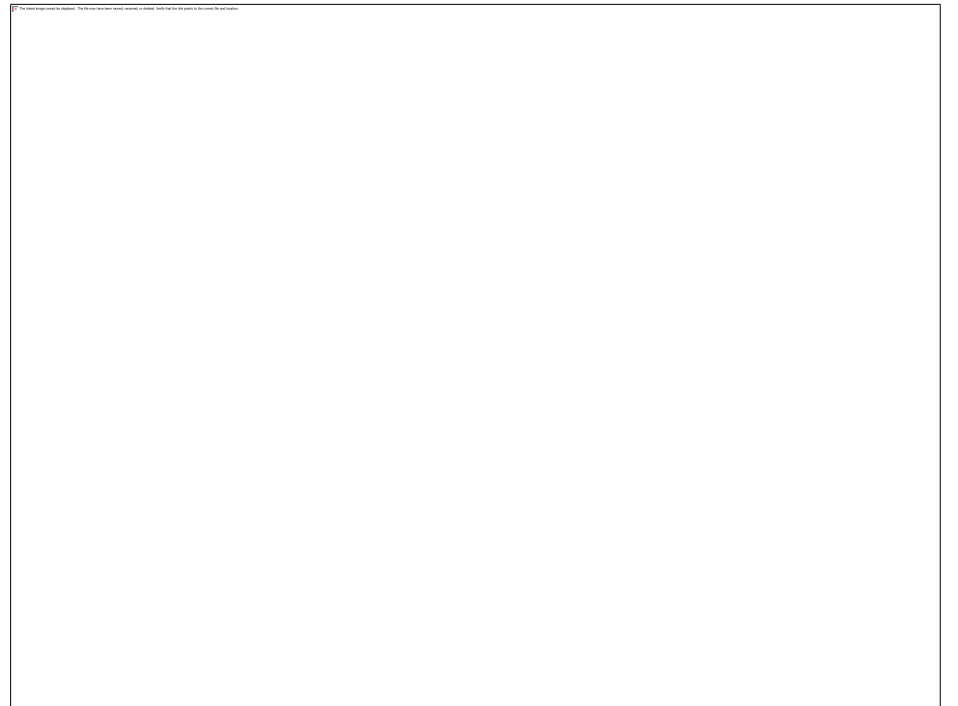
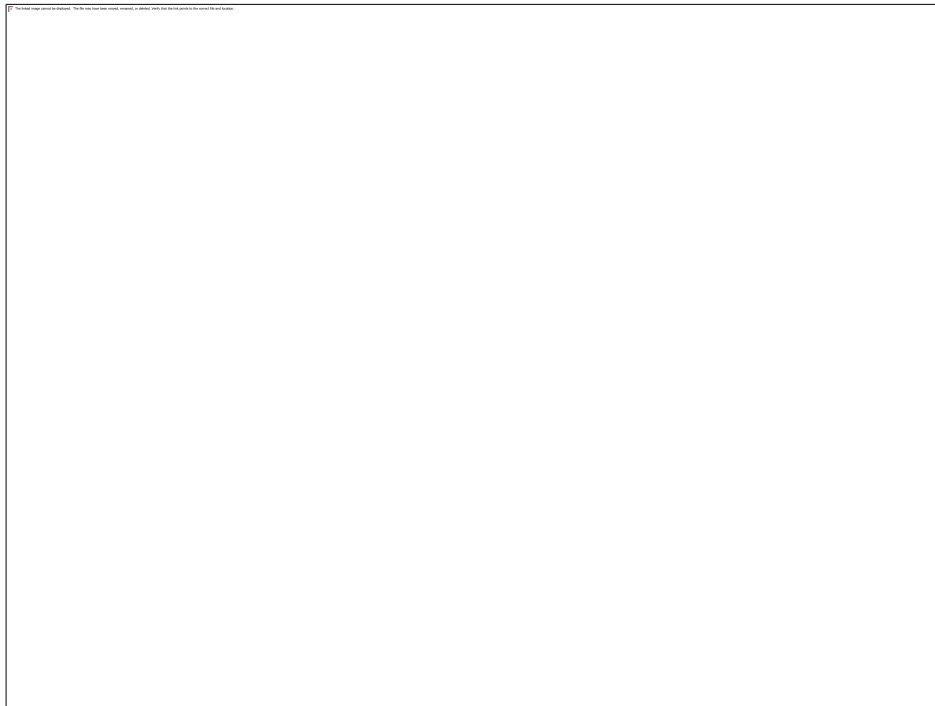
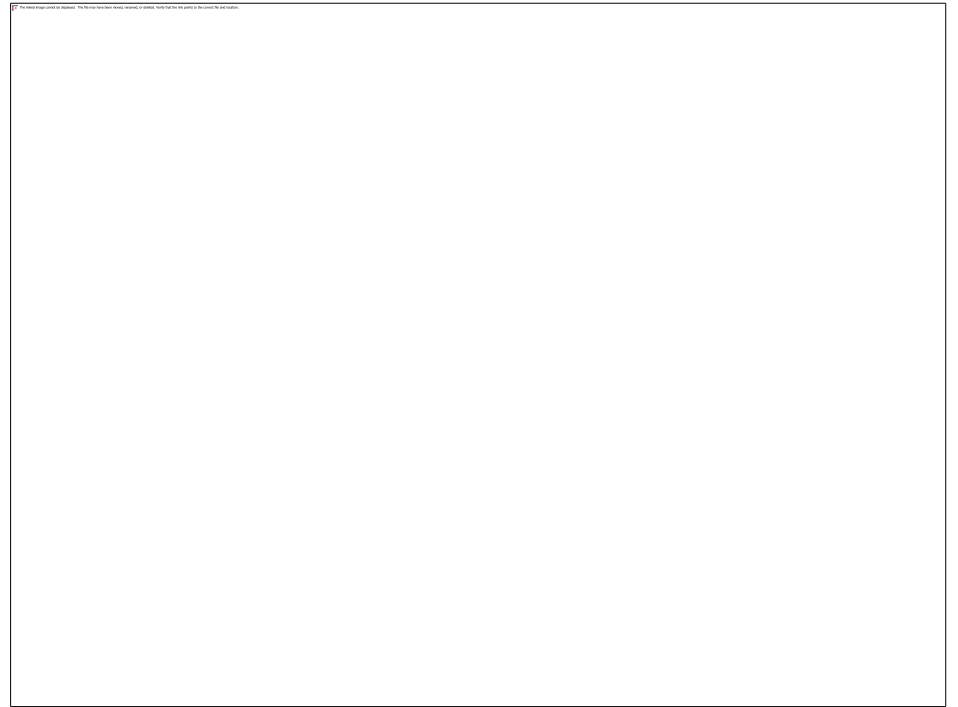
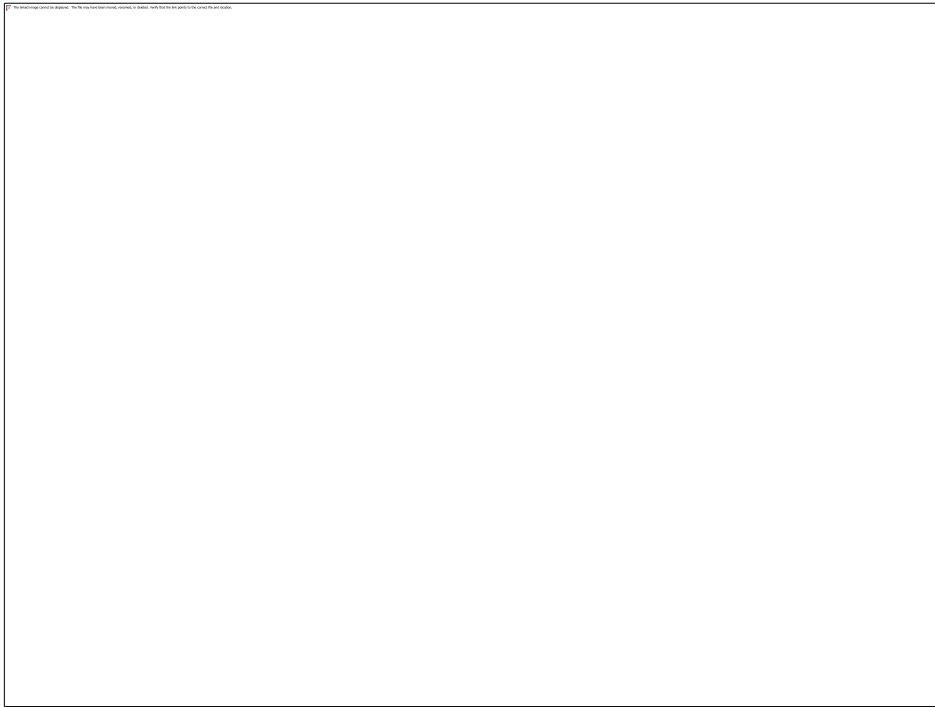
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

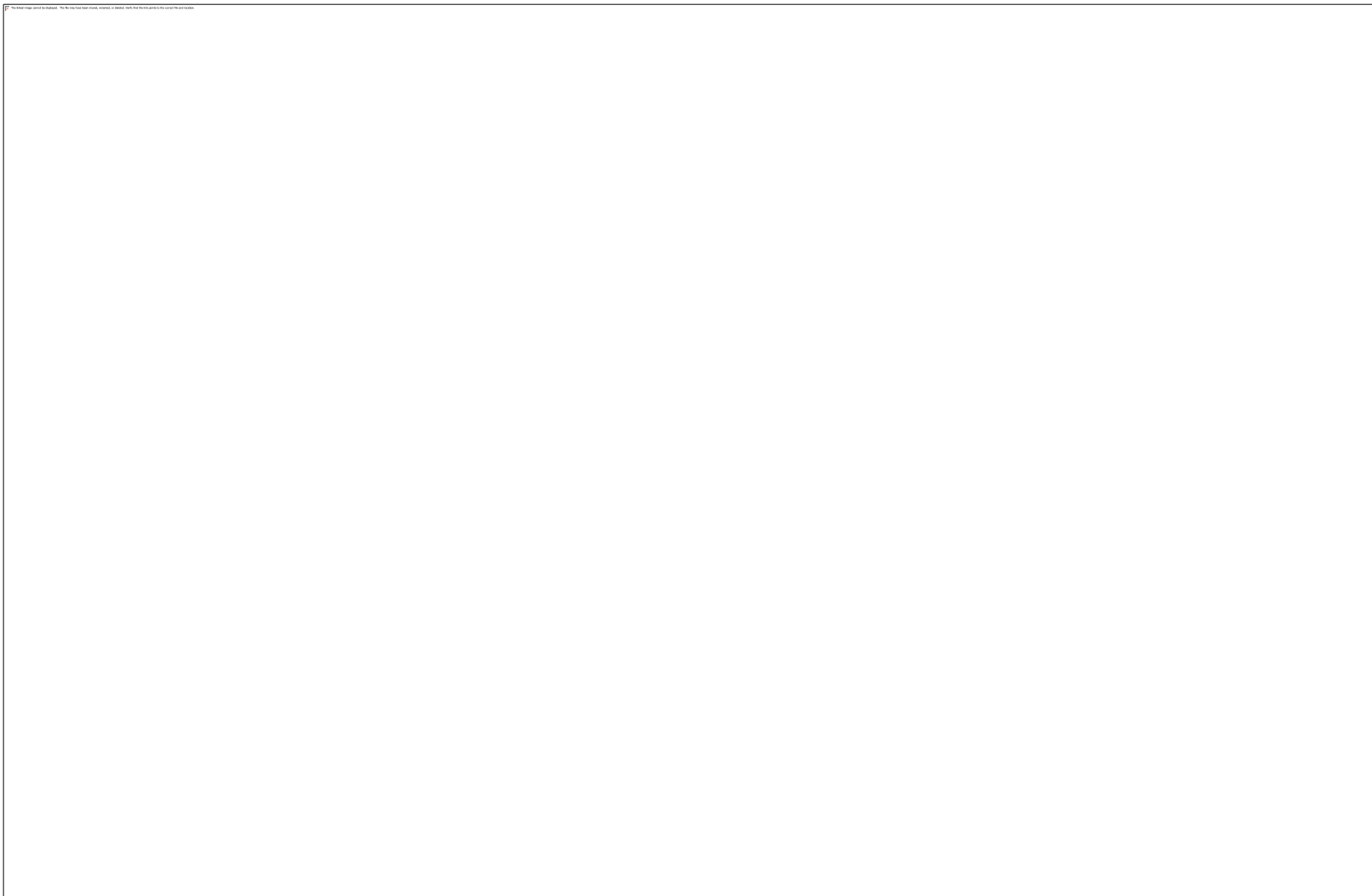
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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