



Haycock Road, Hednesford
Cannock, WS12 4FZ

£205,000

Hednesford

£205,000



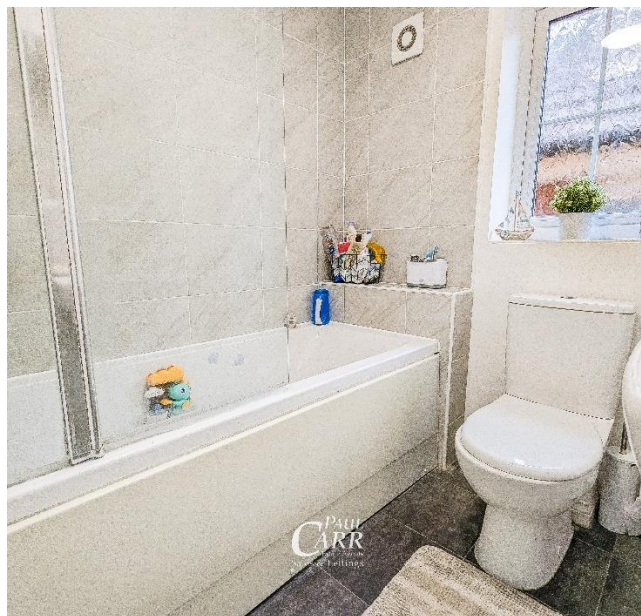
Paul Carr Estate Agents are delighted to present this well-presented two-bedroom family home, ideally located in a quiet cul-de-sac in Hednesford. Offering excellent access to local amenities, transport links, and reputable schools, this property is perfect for first-time buyers, small families, or investors.

The ground floor features a spacious open-plan lounge-diner, a modern fitted kitchen, and a convenient downstairs cloakroom. Upstairs, the property offers two generously sized double bedrooms and a contemporary family bathroom.

Externally, the home boasts a double-width driveway. The low-maintenance rear garden includes a slabbed seating area, side gated access, and a garden shed for additional storage.

An ideal home in a sought-after location—early viewing is highly recommended.





Property Specification

Attention First Time Buyers
Modern Kitchen-Diner
Contemporary Family Bathroom & Downstairs Cloakroom
Double Width Blockpaved Driveway
Low Maintenance Rear Garden

Hall

Kitchen

8' 8" x 6' 4" (2.65m x 1.93m)

Lounge-Diner

16' 1" x 12' 10" (4.91m x 3.92m)

Downstairs Cloakroom

5' 3" x 2' 9" (1.60m x 0.85m)

First Floor Landing

Bedroom One

9' 3" x 12' 10" (2.83m x 3.92m)

Bedroom Two

10' 8" x 12' 10" (3.24m x 3.92m)

Family Bathroom

6' 0" x 6' 4" (1.84m x 1.93m)

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 June 2025

Viewer's Note:

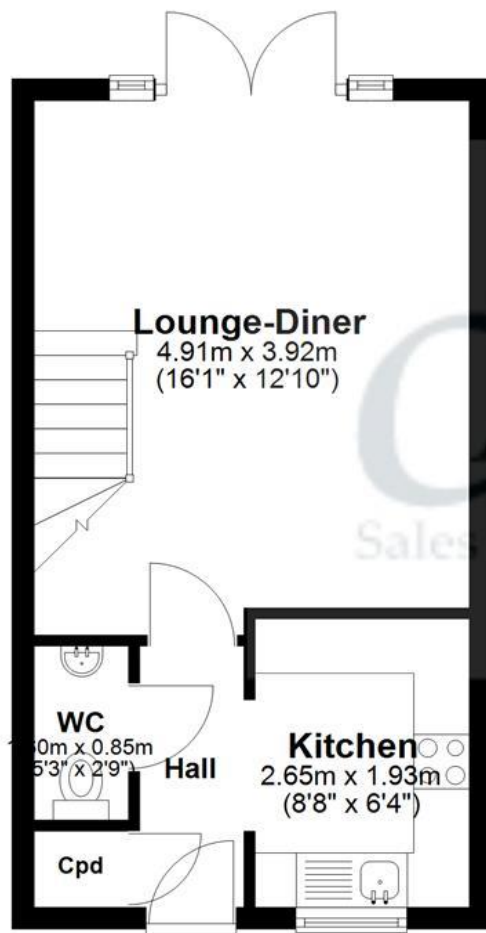
Services connected: Gas, Electricity, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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

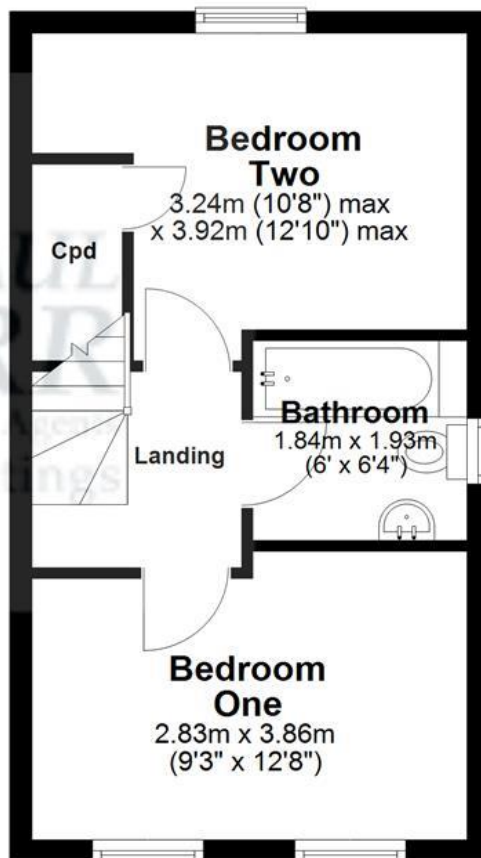
Ground Floor

Approx. 29.0 sq. metres (312.7 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

