



Calladine Way,
Hednesford, WS12 4XT

£310,000

Paul Carr Estate Agents are delighted to market for sale this exceptional three-bedroom semi-detached home, situated on the sought-after Calladine Way in the popular area of Hednesford, Cannock.

Finished to an impressive show home standard throughout, the ground floor accommodation briefly comprises a welcoming entrance, a generous and well-presented lounge ideal for relaxing or entertaining, and a stunning open-plan kitchen diner providing the perfect space for family meals and social gatherings. Completing the ground floor is a convenient guest WC, adding to the practicality of the layout.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining two bedrooms, making this an ideal home for growing families or professional couples alike.

Externally, the property enjoys a private driveway providing off-road parking. The location is particularly appealing, being within walking distance of the picturesque Cannock Chase, ideal for walkers and outdoor enthusiasts, while a range of local amenities are conveniently close by.

This superb home offers a fantastic opportunity to secure a modern property in a thriving residential area. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

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 Hall

Lounge-Diner

17' 0" x 9' 11" (5.19m x 3.01m)

Kitchen-Diner

17' 0" x 12' 4" (5.19m x 3.76m)

Downstairs Cloakroom

4' 11" x 4' 10" (1.50m x 1.47m)

First Floor Landing

Bedroom One

10' 5" x 14' 4" (3.18m x 4.36m)

Master En-Suite

7' 10" x 6' 10" (2.39m x 2.09m)

Bedroom Two

10' 10" x 14' 9" (3.29m x 4.50m)

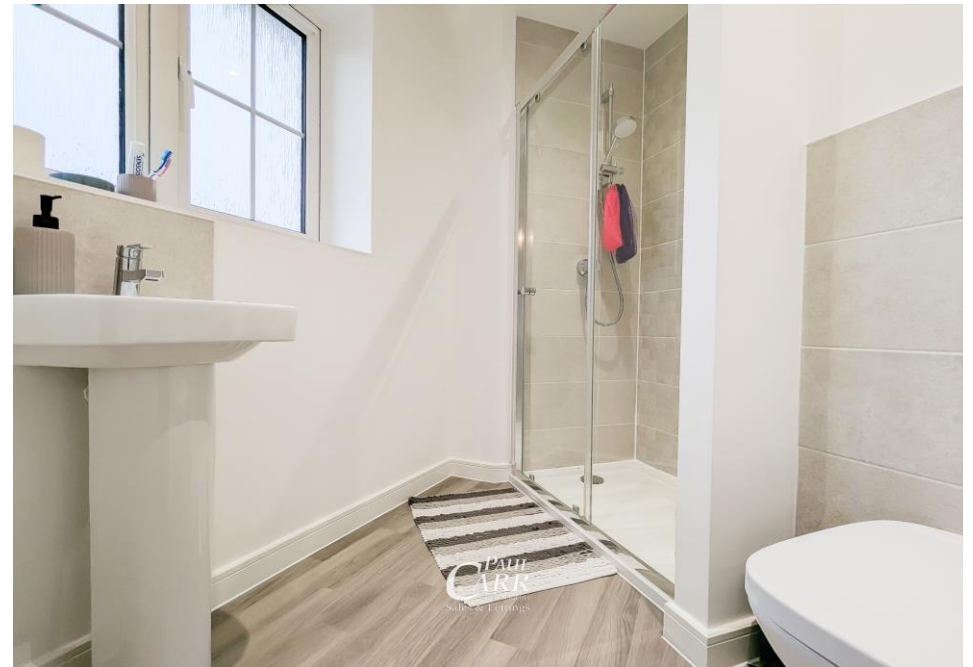
Bedroom Three

8' 11" x 9' 1" (2.72m x 2.76m)

Family Bathroom

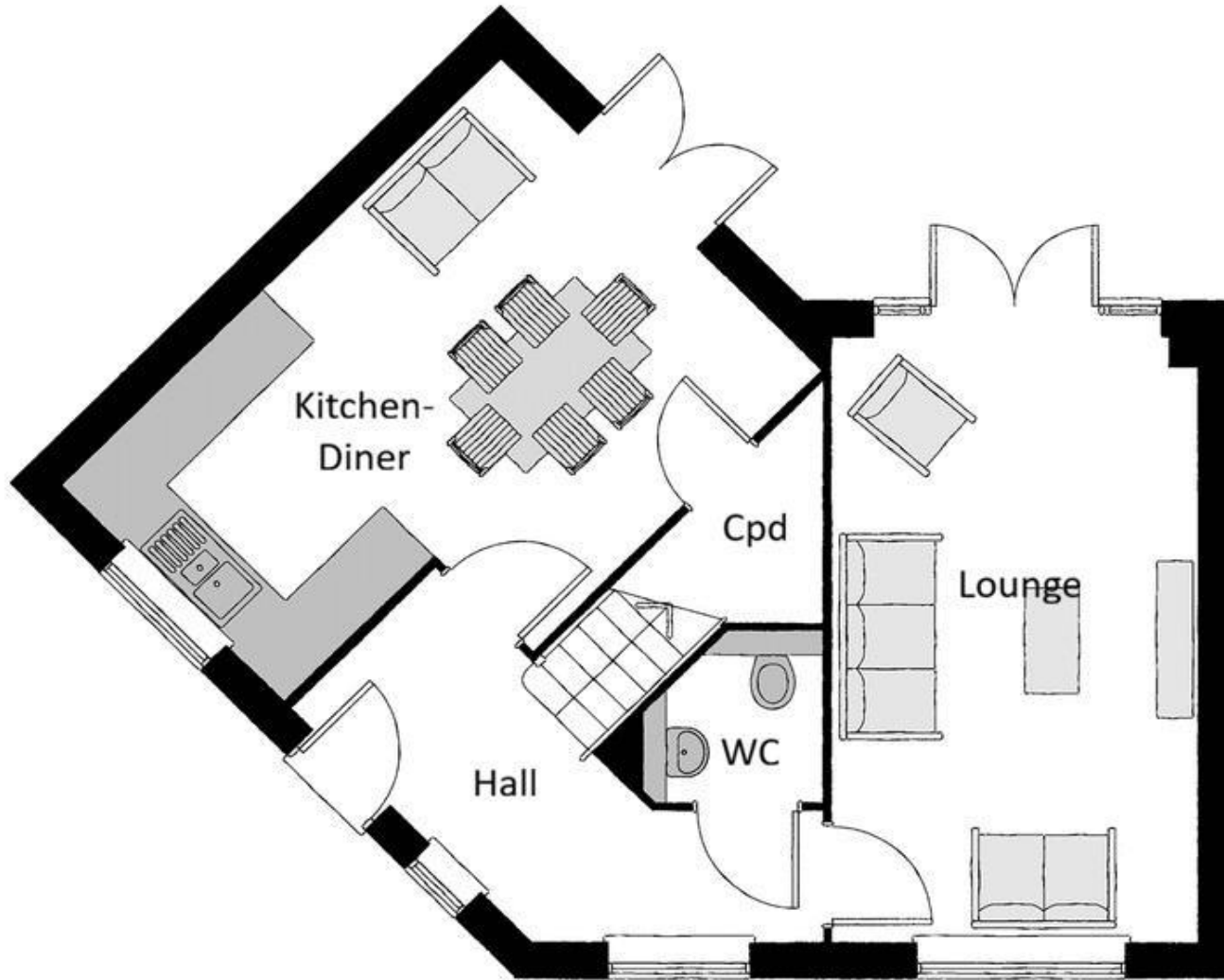
6' 3" x 6' 3" (1.91m x 1.91m)





Floor Plan

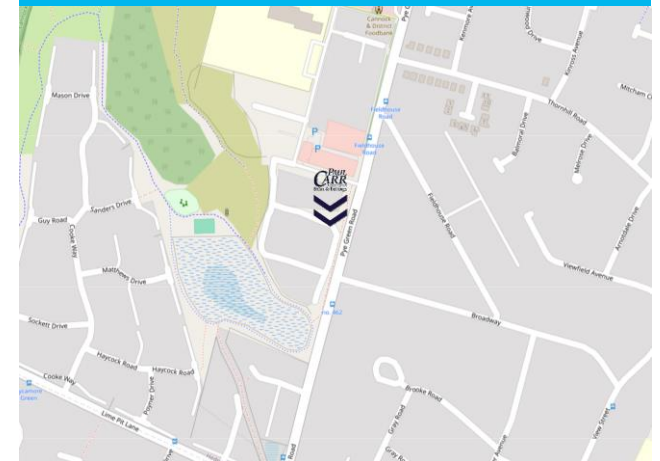
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	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: 30th January 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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