



High Mount Street, Hednesford,  
Cannock, WS12 4BN

**PAUL**  
**CARR**

£160,000

Paul Carr Estate Agents are pleased to present this well-presented two-bedroom mid-terraced home, ideally located on High Mount Street in Hednesford.

The ground floor accommodation offers an open-plan layout, with both reception rooms connected to create a bright and versatile living and dining space. To the rear of the property is a fitted kitchen, enjoying garden-facing views and benefiting from a recently installed combination boiler.

To the first floor are two generous double bedrooms, one of which features a useful recessed area ideal for storage or wardrobes. Completing the upstairs accommodation is a spacious family bathroom.

Externally, the property boasts a spacious rear garden, offering ample space for a family. The garden also benefits from a lean-to storage space and separate shed.

Situated within easy reach of local amenities, transport links, and schools, this attractive home represents a fantastic opportunity to secure a property in a convenient and well-established residential location. Early viewing is recommended.

Tenure: We can confirm the property is Freehold.

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

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)



PAUL  
CARR  
Estate Agents  
Sales & Lettings

**Lounge**  
14' 9" x 11' 3" (4.50m x 3.42m)

**Dining Room**  
12' 4" x 11' 3" (3.77m x 3.42m)

**Kitchen**  
10' 4" x 6' 11" (3.15m x 2.10m)

**First Floor Landing**

**Bedroom One**  
14' 10" x 11' 3" (4.53m x 3.42m)

**Bedroom Two**  
11' 4" x 11' 3" (3.46m x 3.42m)

**Family Bathroom**  
10' 4" x 6' 11" (3.15m x 2.10m)

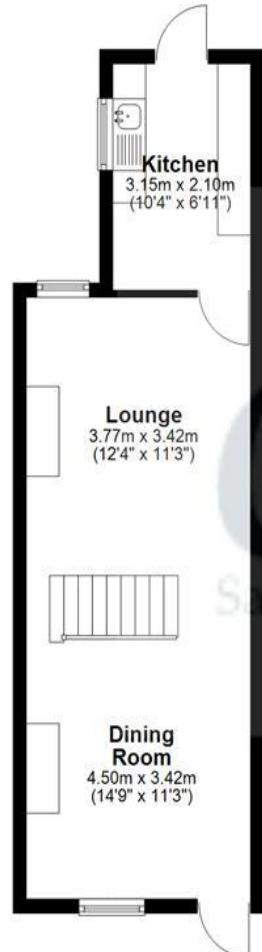




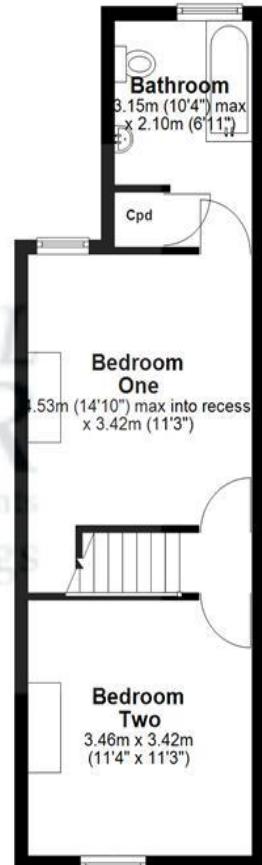
# Floor Plan

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

**Ground Floor**  
Approx. 35.5 sq. metres (381.6 sq. feet)

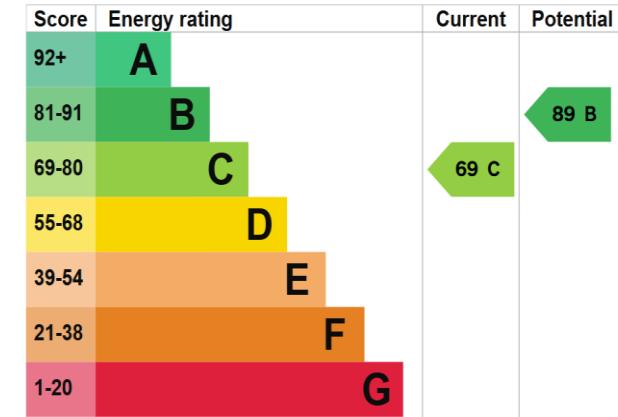


**First Floor**  
Approx. 34.9 sq. metres (375.3 sq. feet)

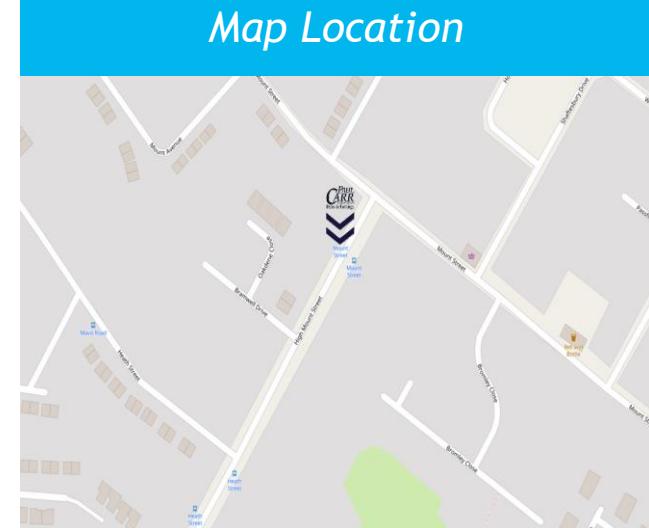


Total area: approx. 70.3 sq. metres (756.9 sq. feet)

## 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: 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.