



The Sidings, Hednesford,  
Cannock, WS12 1RQ

£92,500

# Hednesford

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Paul Carr Estate Agents are delighted to present this chain-free ground floor apartment, situated on "The Sidings" development, off Rugeley Road in Hednesford.

The accommodation briefly comprises an entrance porch with store cupboard leading into a entrance hallway with two storage cupboards; the property also benefits from a spacious 11ft+ lounge, fitted kitchen, a generous master bedroom complete with fitted cabinetry, and a recently refitted bathroom featuring contemporary aqua boarding and a walk-in bath.

Externally, the property enjoys access to well-maintained and manicured communal gardens as well as a private blockpaved seating area belonging to the property. There is also the added benefit of one allocated parking space located to the rear of the property.

Offered with no onward chain, this apartment presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Conveniently located for local amenities and transport links, early viewing is highly recommended to fully appreciate the accommodation on offer.



## Property Specification

Ground floor apartment situated in "The Sidings"  
development off Rugeley Road  
Generous master bedroom featuring built-in fitted  
cabinetry  
Spacious 11ft+ lounge  
Entrance porch with store cupboard

**Entrance Porch**

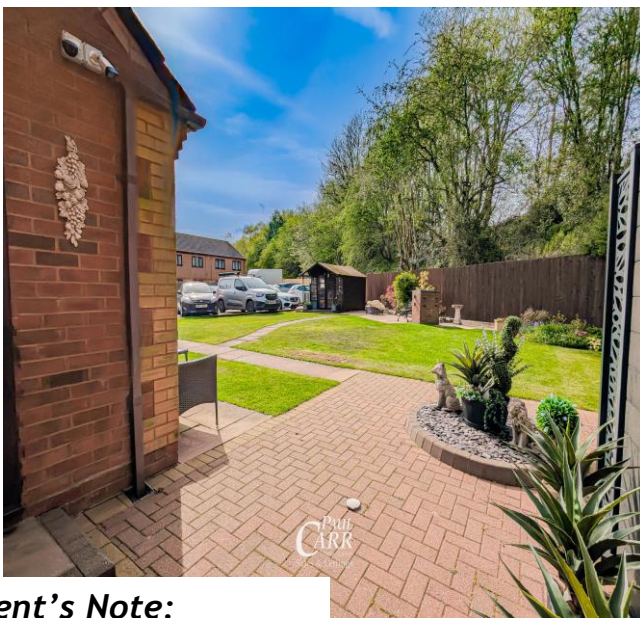
**Entrance Hall**

**Lounge 11' 10" x 11' 11" (3.61m x 3.62m)**

**Kitchen 9' 4" x 5' 10" (2.84m x 1.78m)**

**Bedroom 8' 11" x 10' 11" (2.72m x 3.33m)**

**Bathroom 5' 7" x 6' 6" (1.70m x 1.99m)**



### 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: 2nd April 2026

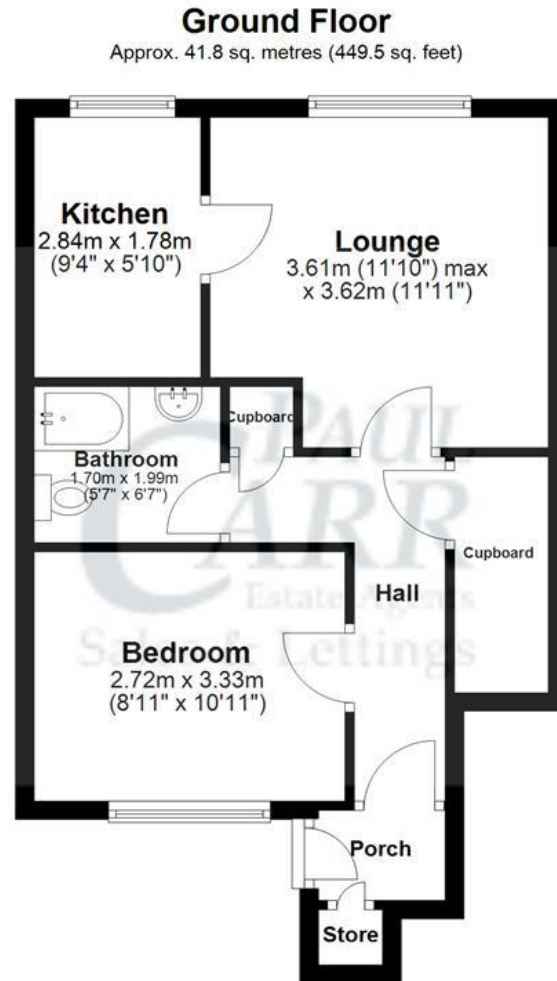
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### Viewer's Note:

Services connected: Electricity, Water, Drainage  
Council tax band: A  
Tenure: Leasehold 67 years remaining  
Ground Rent: £100  
Service Charge: £805.01

# Floor Plan

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



Total area: approx. 41.8 sq. metres (449.5 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

