



Railway View, Hednesford,
Cannock, WS12 4FA

£130,000

Paul Carr Estate Agents are delighted to present this spacious and modern two-bedroom second-floor apartment, situated on Railway View - a quiet cul-de-sac in Hednesford. Offered for sale with no onward chain, this well-presented property is ideal for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises an entrance hall, which benefits from a hatch providing access to a private loft space, leading to a bright and airy open-plan kitchen-living area with dual-aspect windows, modern kitchen cabinetry and a storage cupboard. The generous lounge area provides plenty of room for both relaxation and dining.

There are two well-proportioned bedrooms, including an impressive principal bedroom measuring in excess of 17ft and featuring high-quality fitted wardrobes. Completing the accommodation is a recently refitted bathroom, appointed with a stylish white suite and shower over the bath.

Externally, residents enjoy access to communal gardens located to the rear of the development. The property further benefits from an allocated off-road parking space, alongside multiple visitor parking bays for guests.

With approximately 104 years remaining on the lease, excellent commuter links, and a move-in ready interior, this superb apartment represents an outstanding opportunity to purchase a well-appointed home in a convenient and desirable location. Early viewing is highly recommended to fully appreciate the space and quality on offer.

Tenure: We can confirm the property is Leasehold.

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

Services Connected: 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

16' 7" x 11' 6" (5.05m x 3.50m)

Kitchen

10' 2" x 7' 7" (3.10m x 2.30m)

Bedroom One

17' 5" x 11' 6" (5.30m x 3.50m)

Bedroom Two

8' 10" x 7' 7" (2.70m x 2.30m)

Family Bathroom

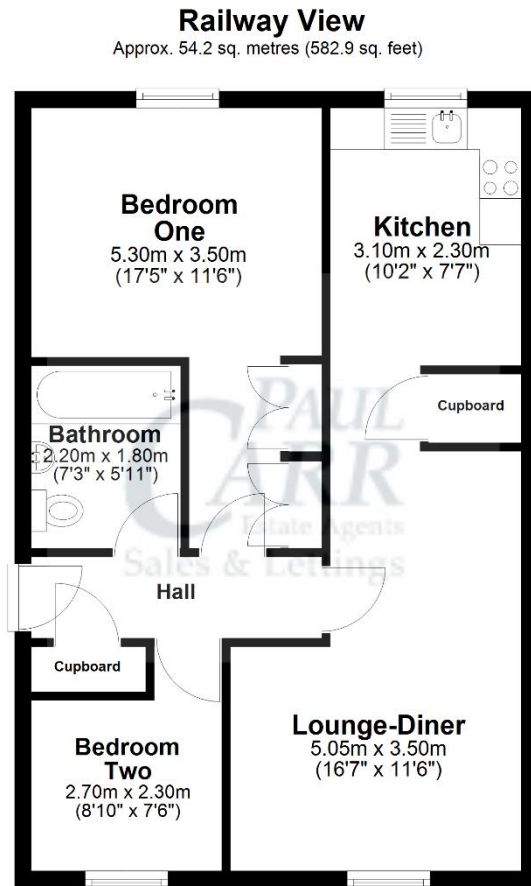
7' 3" x 5' 11" (2.20m x 1.80m)





Floor Plan

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

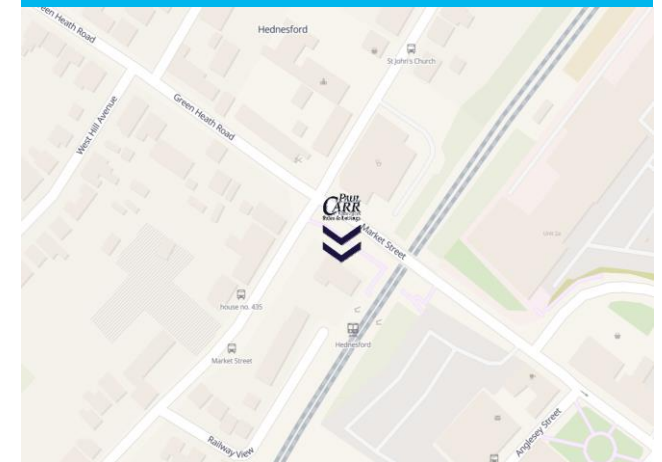


Total area: approx. 54.2 sq. metres (582.9 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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: 9th June 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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