



Paul Carr Estate Agents are delighted to present this exceptional four-bedroom detached family home, occupying a prime position on the highly sought-after Rawnsley Road in Hednesford. Beautifully presented throughout, this modern home offers spacious and versatile accommodation, finished to a high standard and benefiting from the remainder of its NHBC warranty.

The ground floor accommodation briefly comprises a spacious entrance hallway with a convenient guest cloakroom, a generous 14ft+ lounge featuring a walk-in bay window and double doors opening into the impressive open-plan kitchen-diner. The stunning kitchen is fitted with contemporary high-gloss cabinetry, a host of integrated appliances and a central breakfast island with ample seating, while bi-fold doors seamlessly connect the living space to the rear garden. Completing the ground floor is a versatile second reception room, currently utilised as a dining room but equally suited as a home office, playroom or snug. The property also benefits from underfloor heating throughout the ground floor, providing enhanced comfort and efficiency.

To the first floor are four well-proportioned bedrooms, served by three modern and beautifully presented bathrooms, offering ideal accommodation for growing families and visiting guests alike.

Externally, the property enjoys excellent kerb appeal with a private side driveway incorporating an EV charging point and side gated access to the rear garden. The landscaped rear garden has been thoughtfully designed to create an attractive outdoor entertaining space, featuring an artificial lawn, a generous paved seating area, steps leading to a secluded garden nook and a high degree of privacy with a mature tree-lined backdrop.

Offering contemporary family living in one of Hednesford's most desirable residential locations, this outstanding home is ideally positioned for excellent local amenities, commuter links and well-regarded schools. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this superb property has to offer.

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.

Tenure: We can confirm the property is Freehold.

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

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



Entrance Hall

Lounge

14' 9" x 12' 2" (4.50m x 3.70m)

Kitchen-Diner

16' 0" x 28' 1" (4.88m x 8.55m)

Dining Room / Office

8' 8" x 9' 0" (2.65m x 2.75m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

11' 0" x 13' 11" (3.35m x 4.25m)

Master En-Suite

4' 5" x 9' 0" (1.35m x 2.75m)

Bedroom Two

11' 0" x 13' 11" (3.35m x 4.25m)

En-Suite

4' 5" x 8' 5" (1.35m x 2.57m)

Bedroom Three

11' 11" x 12' 2" (3.63m x 3.72m)

Bedroom Four

11' 0" x 9' 0" (3.35m x 2.75m)

Family Bathroom

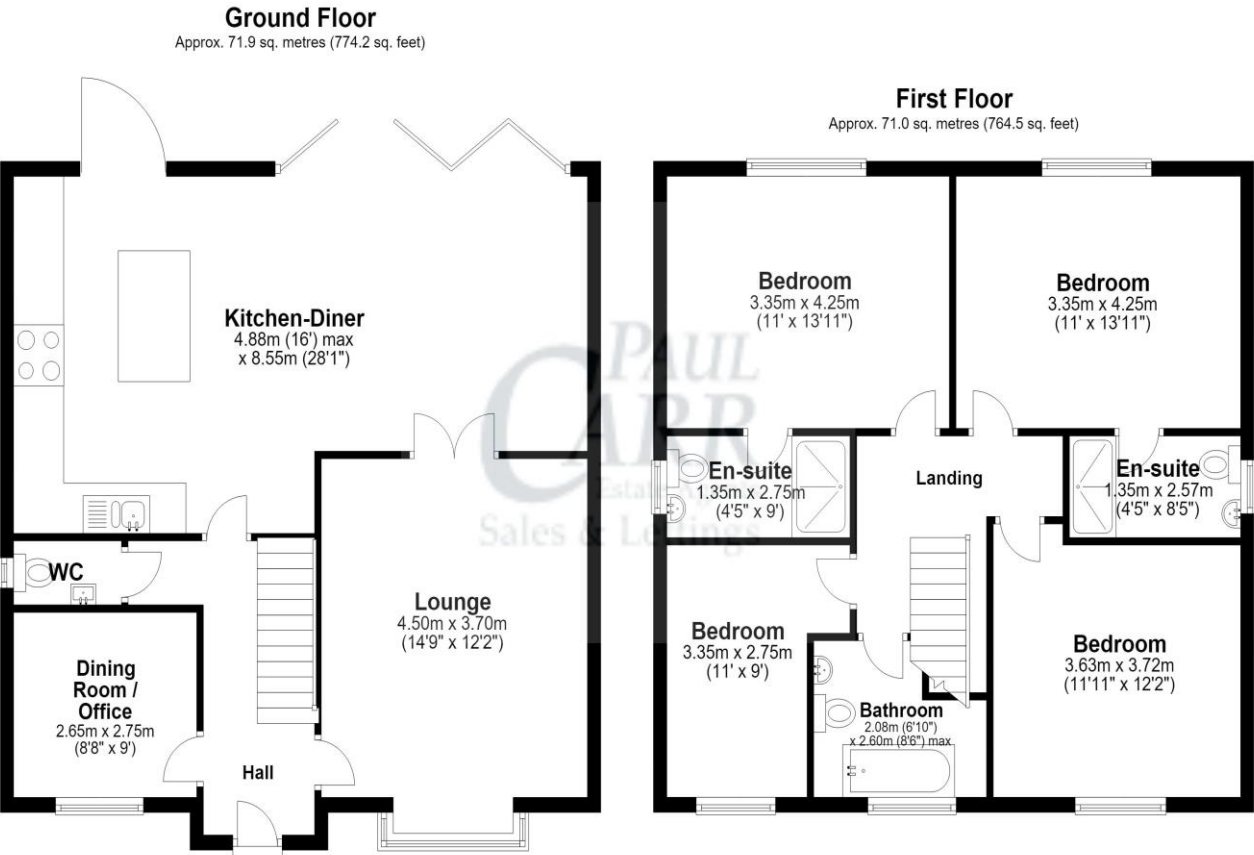
6' 10" x 8' 6" (2.08m x 2.60m)





Floor Plan

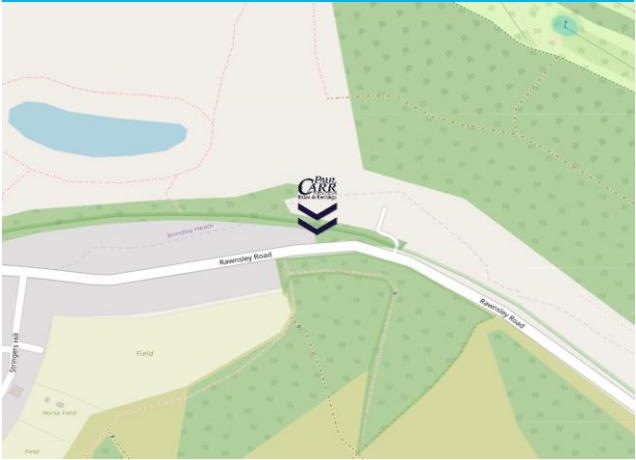
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 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: 2nd July 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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