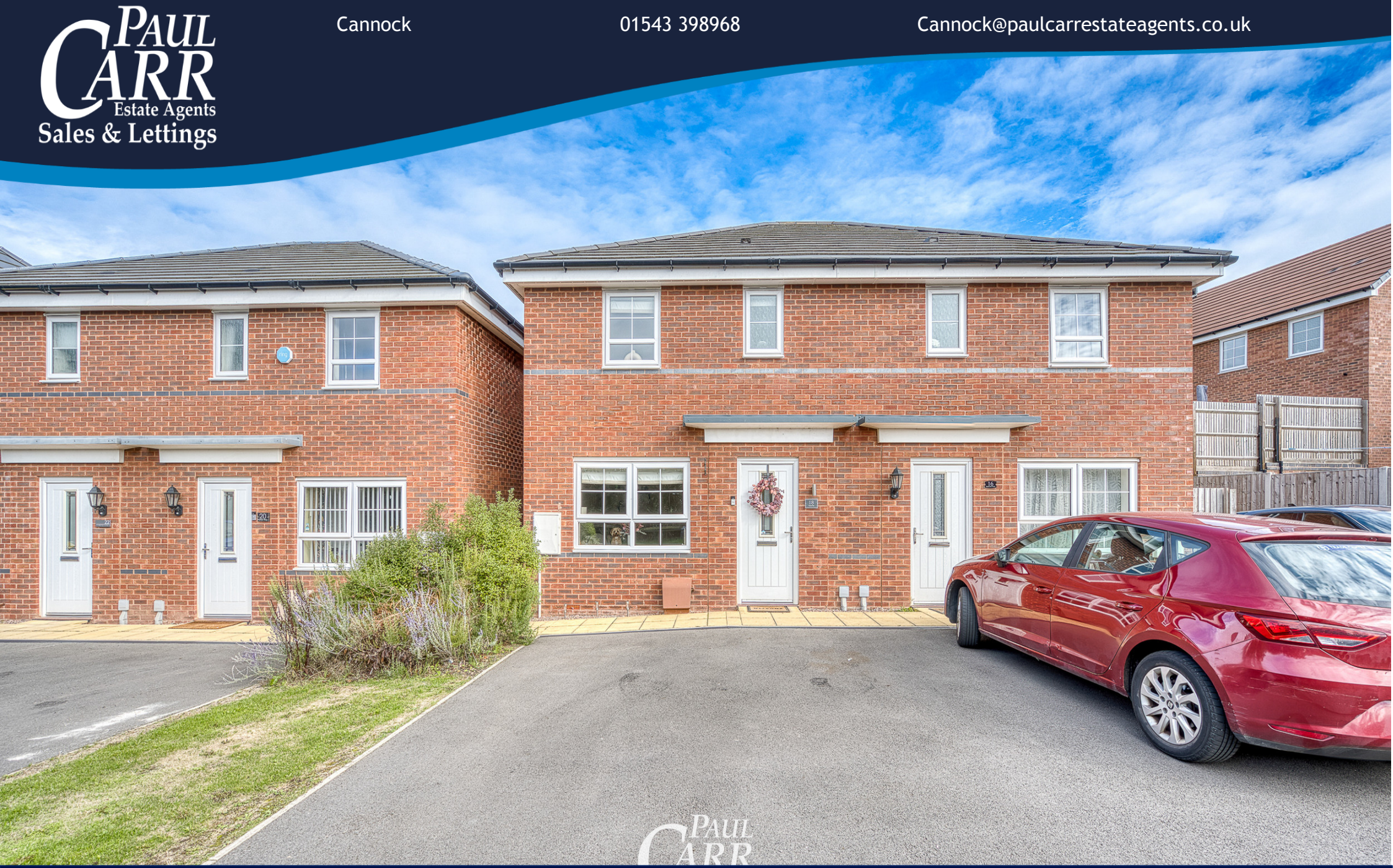
PAUL CARR Estate Agents Sales & Lettings

Cannock 01543 398968 Cannock@paulcarrestateagents.co.uk



Parton Way,
Cannock, WS12 4WQ

Offers in Excess of £259,700

Paul Carr Estate Agents are delighted to present this modern and beautifully presented three-bedroom semi-detached family home, situated in a desirable position on the popular Parton Way in Hednesford.

The ground floor accommodation briefly comprises a separate entrance hallway leading into a spacious lounge, tastefully decorated with a panelled feature wall and fitted media wall. To the rear is a well-appointed kitchen-diner, fitted with sleek high-gloss cabinetry, integrated appliances and ample space for dining. Completing the ground floor is a convenient downstairs cloakroom. The entire ground floor is further enhanced by stunning LVT herringbone flooring.

To the first floor are three very well-proportioned bedrooms, all benefiting from either built-in or fitted wardrobes. The property also boasts two modern bathrooms, including a contemporary master en-suite.

Externally, the property boasts attractive curb appeal, with a private driveway providing parking for two vehicles, alongside useful side gated access. Positioned within a desirable cul-de-sac, the property enjoys a pleasant tree-lined aspect directly opposite, providing an attractive outlook and an added sense of privacy. To the rear is a beautifully landscaped garden, featuring a manicured lawn and two slabbed seating areas, providing a versatile and attractive space for outdoor dining, entertaining or relaxation. Side gated access further enhances the practicality of the garden.

This impressive home presents an excellent opportunity for those seeking a modern, stylish and well-appointed family property in a desirable residential setting.

Situated on Parton Way, the property benefits from excellent access to a range of local amenities, whilst also being ideally placed for commuting links and the surrounding areas.


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Entrance Hall

Lounge 12' 11" x 11' 10" (3.93m x 3.60m)

Kitchen-Diner 9' 11" x 15' 1" (3.03m x 4.59m)

Downstairs Cloakroom

First Floor Landing

Bedroom One 12' 2" x 11' 11" (3.70m x 3.62m)

Master En-Suite 6' 3" x 5' 8" (1.91m x 1.72m)

Bedroom Two 10' 8" x 8' 11" (3.24m x 2.72m)

Bedroom Three 9' 7" x 6' 11" (2.92m x 2.10m)

Family Bathroom 6' 3" x 5' 7" (1.91m x 1.70m)







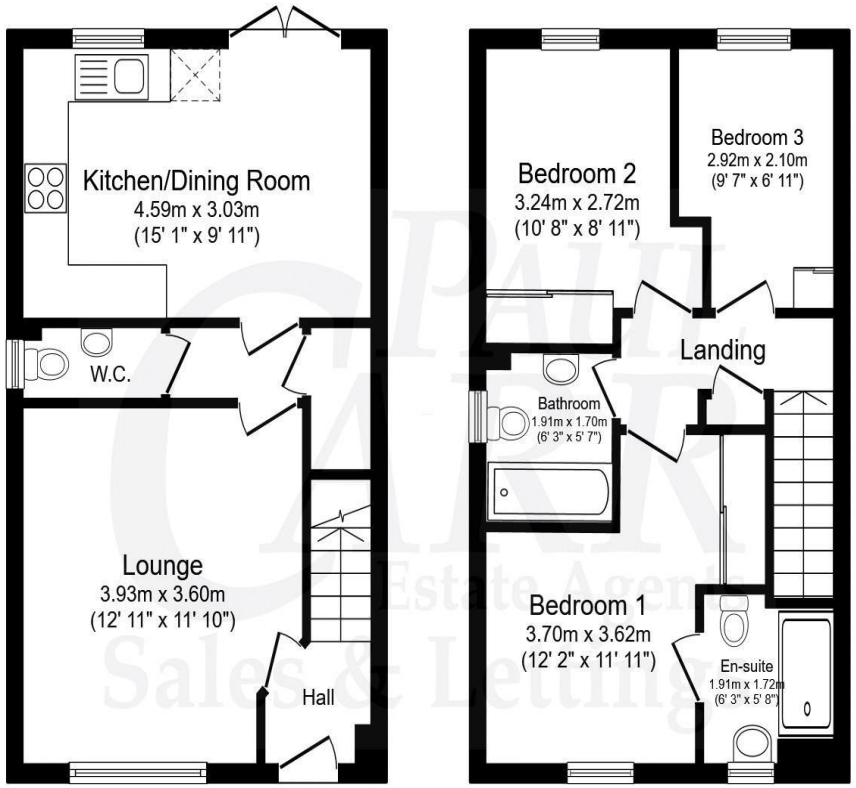






Floor Plan

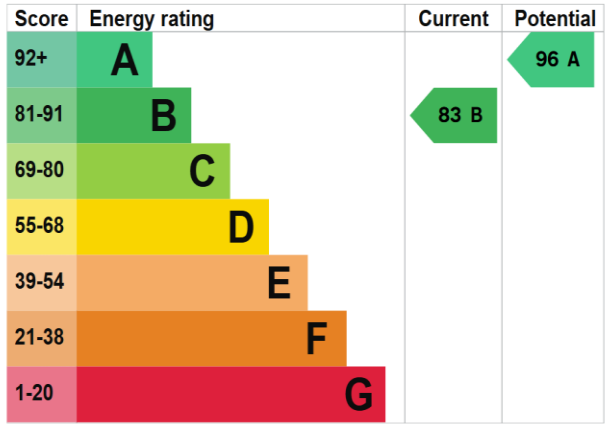
This floor plan is not drawn to scale and is for illustration purposes only



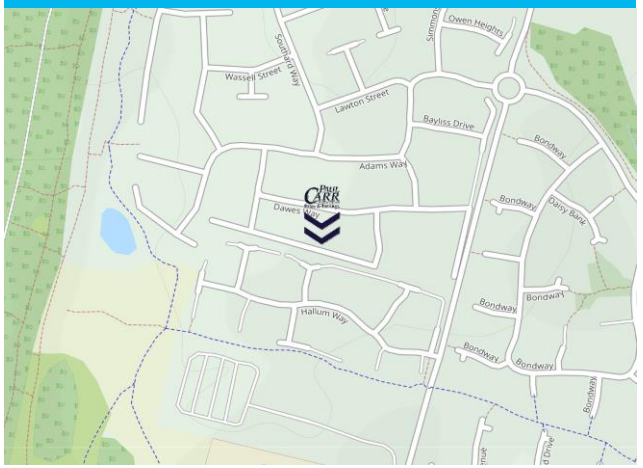
Total floor area: 73.7 sq.m. (793 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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: 14th September 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 £47.50 + VAT (£57 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.