



PAUL
CARR

Adams Way, Hednesford,
Cannock, WS12 4WJ

£500,000

Paul Carr Estate Agents are delighted to present this stunning four-bedroom detached family home, ideally positioned on the highly sought-after Adams Way and benefiting from an attractive outlook over an open green space.

The ground floor accommodation briefly comprises a welcoming entrance hall, a spacious 18ft+ lounge featuring a stylish media wall, and a versatile second reception room - ideal as a playroom or study. The heart of the home is the impressive L-shaped kitchen-diner, beautifully appointed with shaker-style cabinetry, quartz worktops, and a range of integrated appliances. A separate utility room with matching quartz surfaces and a convenient downstairs cloakroom completes the ground floor, all enhanced by stunning LVT herringbone flooring throughout.

To the first floor are four exceptionally well-proportioned double bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys a modern en-suite, while the remaining bedrooms are served by a contemporary and well-appointed family bathroom.

Externally, this family home benefits from a private side driveway providing parking for multiple vehicles, leading to a detached garage and complete with an EV charger, while also enjoying an attractive outlook over a green open space. The property further boasts a recently landscaped and generously sized rear garden, with expansive lawn and a porcelain slabbed patio area - ideal for outdoor entertaining.

Further enhancing the appeal of this superb home is the remainder of its NHBC builder's warranty, as well as approved planning permission for a loft extension (see drawings attached), offering excellent future potential. This outstanding property presents a rare opportunity to acquire a spacious and beautifully finished family home in a prime residential location. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

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



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Entrance Hall

Lounge

18' 3" x 12' 2" (5.55m x 3.71m)

Kitchen-Diner

14' 1" x 20' 1" (4.29m x 6.13m)

Utility

8' 3" x 5' 2" (2.51m x 1.58m)

Playroom / Study

9' 5" x 7' 9" (2.88m x 2.35m)

Downstairs Cloakroom

5' 0" x 5' 2" (1.53m x 1.58m)

First Floor Landing

Bedroom One

12' 10" x 12' 2" (3.91m x 3.71m)

Master En-Suite

7' 2" x 4' 7" (2.18m x 1.40m)

Bedroom Two

9' 5" x 13' 1" (2.88m x 4.00m)

Bedroom Three

12' 5" x 10' 0" (3.78m x 3.06m)

Bedroom Four

10' 3" x 8' 0" (3.12m x 2.43m)

Family Bathroom

8' 9" x 7' 5" (2.66m x 2.26m)

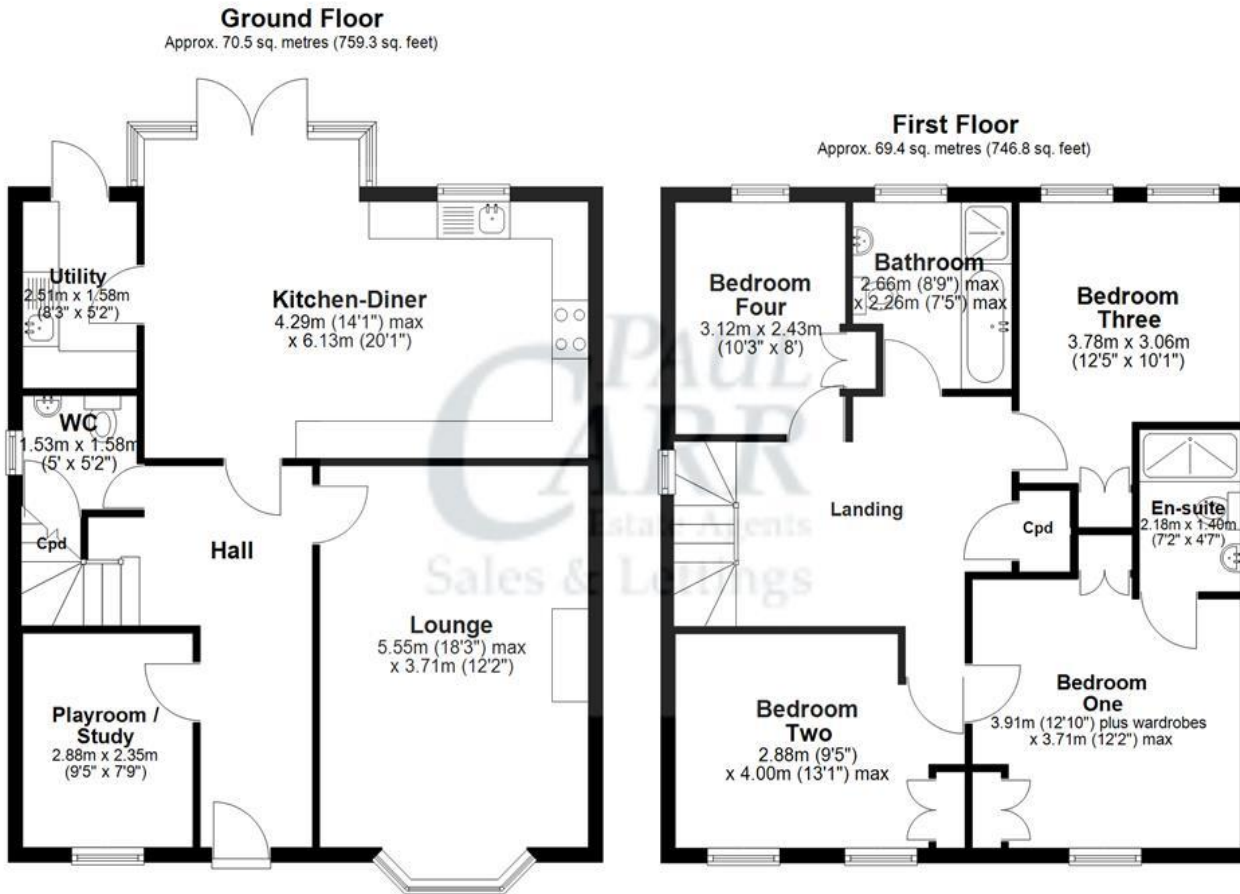
Detached Garage





Floor Plan

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

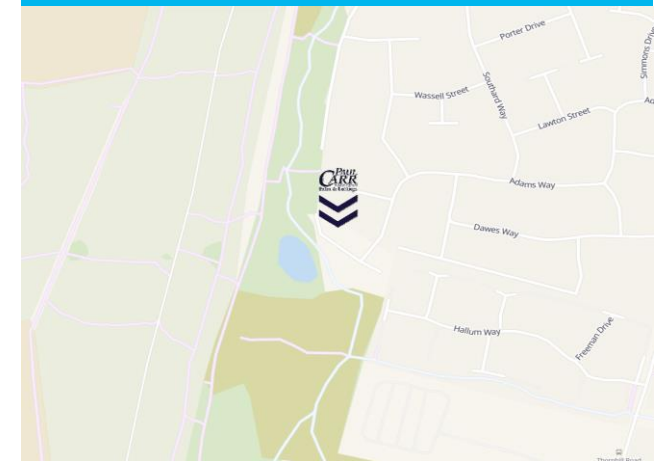


Total area: approx. 139.9 sq. metres (1506.2 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 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:

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.