



Greenwood Park, Hednesford,
Cannock, WS12 4DQ

£270,000

Paul Carr Estate Agents are delighted to present this generously extended and beautifully maintained three-bedroom semi-detached family home, situated on the sought-after Greenwood Park cul-de-sac in Hednesford.

The ground floor accommodation briefly comprises an entrance hall, a modern fitted kitchen featuring stylish high-gloss cabinetry and access to both the front and rear gardens, a spacious 13ft+ lounge, and a separate dining room benefitting from a useful understairs storage cupboard.

To the first floor are three well-proportioned double bedrooms, including an impressive principal suite with fitted wardrobes, together with a well-presented family bathroom fitted with a white suite and shower over the bath.

Externally, the property enjoys an attractive frontage with a lawned garden and a separate tarmac driveway providing off-road parking for multiple vehicles. To the rear is a well-maintained garden featuring a generous lawn, two slabbed seating areas and a fitted pergola.

This superb family home offers spacious and versatile accommodation in a highly desirable residential location, benefitting from excellent commuting links and convenient access to local amenities, schools and leisure facilities. Early viewing is highly recommended to fully appreciate the size, presentation and lifestyle opportunity this fantastic home has to offer.

Tenure: We can confirm the property is Freehold.

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

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



**PAUL
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Entrance Hall

Kitchen

15' 11" x 7' 2" (4.84m x 2.18m)

Lounge

13' 4" x 10' 2" (4.07m x 3.10m)

Dining Room

9' 3" x 13' 3" (2.81m x 4.05m)

First Floor Landing

Bedroom One

11' 4" x 13' 3" (3.45m x 4.05m)

Bedroom Two

10' 5" x 7' 2" (3.18m x 2.18m)

Bedroom Three

11' 3" x 6' 9" (3.43m x 2.07m)

Family Bathroom

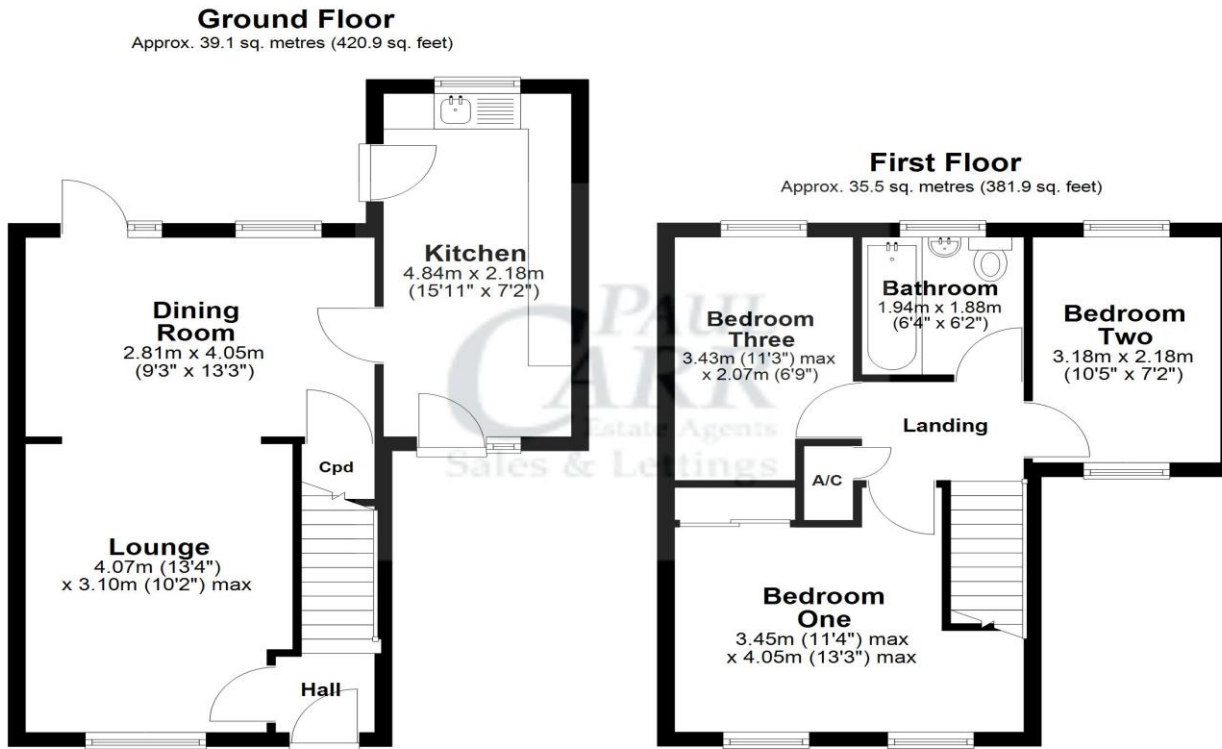
6' 4" x 6' 2" (1.94m x 1.88m)





Floor Plan

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

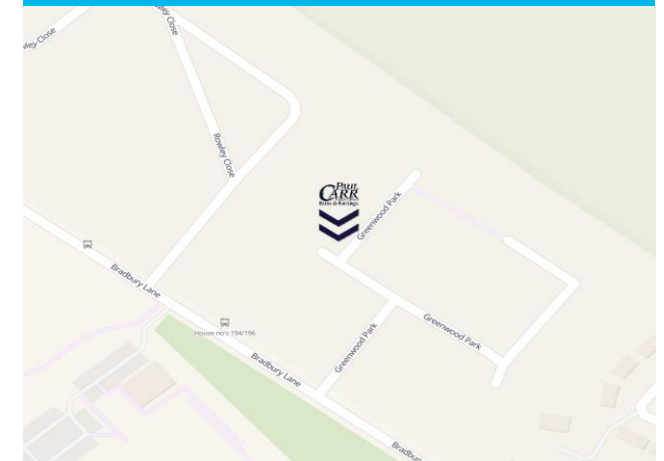


Total area: approx. 74.6 sq. metres (802.8 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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.

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