



Berry Hill, Hednesford,
Cannock, WS12 1UJ

£230,000

Paul Carr Estate Agents are delighted to present this modern and beautifully presented two-bedroom semi-detached family home, situated on the popular Berry Hill development in Hednesford.

The ground floor accommodation briefly comprises an entrance porch with useful fitted storage cupboard, leading into a spacious lounge measuring over 15ft in length, recently decorated and featuring a striking oak staircase, herringbone LVT flooring and useful understairs storage. The true hub of the home is the recently refurbished kitchen, which has been thoughtfully designed with stunning two-tone shaker-style cabinetry, quartz countertops and herringbone LVT flooring, creating a stylish and highly practical space for both everyday family life and entertaining. A host of integrated appliances further enhance the kitchen, including an integrated washer dryer, fridge freezer and dishwasher.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private WC and wash hand basin. Completing the first floor is a recently fitted family bathroom, equipped with modern fixtures and fittings and shower cubicle. The first floor also provides access to the loft via a fitted loft ladder, with the loft benefiting from boarded flooring and a power supply.

Externally, the property enjoys a well-presented and landscaped rear garden, comprising a lawn with raised brick-built flower beds, together with a porcelain-tiled seating area and fitted pergola with wisteria. The garden is further enhanced by outdoor lighting, a garden shed with lighting, and power sockets conveniently positioned around the garden. Security lighting is also fitted to the front, side, and rear of the property for added practicality and security. The property also benefits from fantastic curb appeal, featuring a lawn with decorative flower beds and a side private driveway providing off-road parking for two vehicles.

This impressive home offers an excellent opportunity to secure a modern family property in a popular residential location, with excellent commuting links and a range of amenities within easy reach. Early viewing is highly recommended to fully appreciate the quality, presentation and outdoor space this superb 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



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Entrance Porch

Lounge

15' 5" x 12' 2" (4.71m x 3.72m)

Kitchen

6' 11" x 12' 2" (2.11m x 3.71m)

First Floor Landing

Bedroom One

7' 2" x 10' 4" (2.19m x 3.14m)

Principle WC

2' 7" x 5' 2" (0.80m x 1.58m)

Bedroom Two

7' 11" x 9' 11" (2.42m x 3.02m)

Family Bathroom

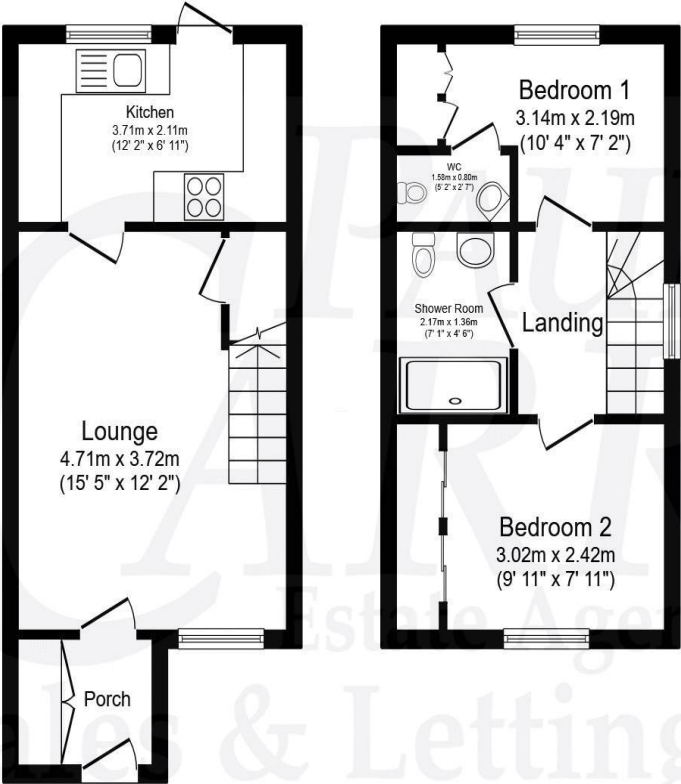
7' 1" x 4' 6" (2.17m x 1.36m)





Floor Plan

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



Ground Floor

First Floor

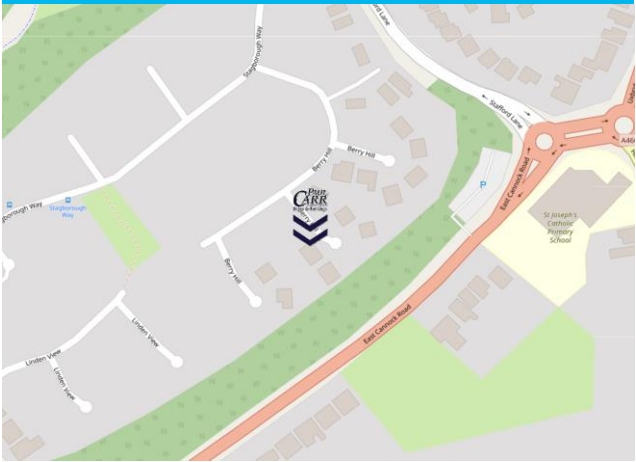
Total floor area: 54.4 sq.m. (586 sq.ft.)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 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: 10th August 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.