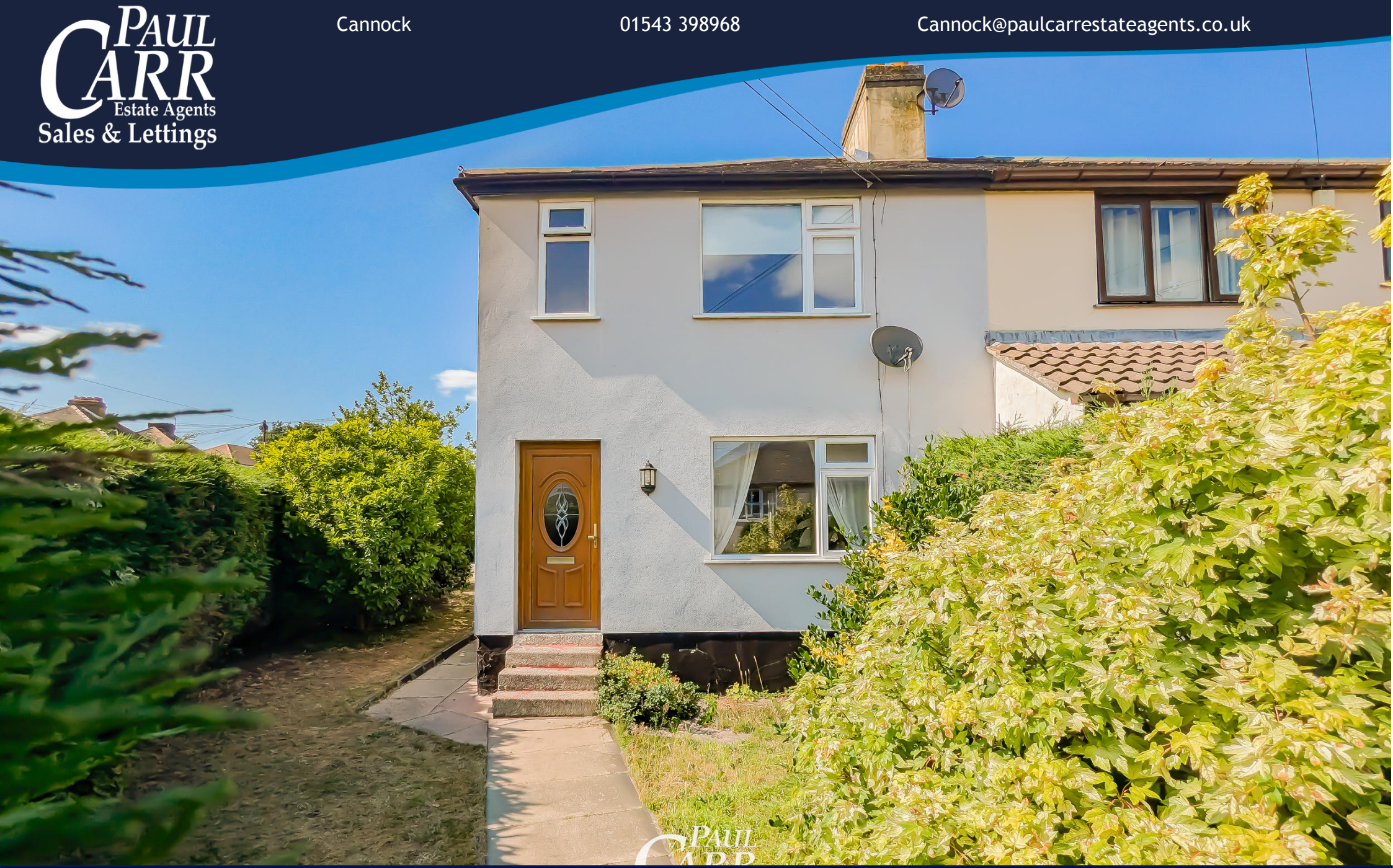
PAUL CARR Estate Agents Sales & Lettings

Cannock | 01543 398968 | Cannock@paulcarrestateagents.co.uk



Mount Avenue, Hednesford
Cannock, WS12 4DA

£235,000

Paul Carr Estate Agents are delighted to present this extended three-bedroom semi-detached family home, occupying a prime corner plot on Mount Avenue in Hednesford offered for sale with no onward chain.

The ground floor accommodation briefly comprises an entrance hall leading into the front lounge with a feature fireplace. A semi-open plan dining area offers excellent space for formal dining and entertaining, with an understairs storage cupboard and double doors leading into the kitchen. The impressive 15ft+ kitchen-diner benefits from dual-aspect windows, ample space for family dining, and direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, all served by a modern family bathroom. Occupying a prime corner plot, the property enjoys wrap-around gardens comprising front and side lawns together with a flagged rear patio.

To the rear, a gated driveway provides secure off-road parking. Conveniently positioned for a range of local amenities, schools and excellent commuting links, this fantastic family home combines generous living space with an enviable plot and is offered to the market with no onward chain.

Early viewing is highly recommended to fully appreciate everything this superb home has to offer.


Paul Carr
Estate Agents
Sales & Lettings

Entrance Hall

Lounge 11' 3" x 12' 1" (3.44m x 3.69m)

Dining Area 10' 10" x 15' 5" (3.31m x 4.69m)

Kitchen 8' 2" x 15' 5" (2.48m x 4.69m)

First Floor Landing

Bedroom One 11' 5" x 9' 1" (3.48m x 2.78m)

Bedroom Two 10' 11" x 8' 11" (3.34m x 2.72m)

Bedroom Three 7' 6" x 7' 0" (2.29m x 2.13m)

Bathroom 5' 2" x 5' 11" (1.57m x 1.81m)







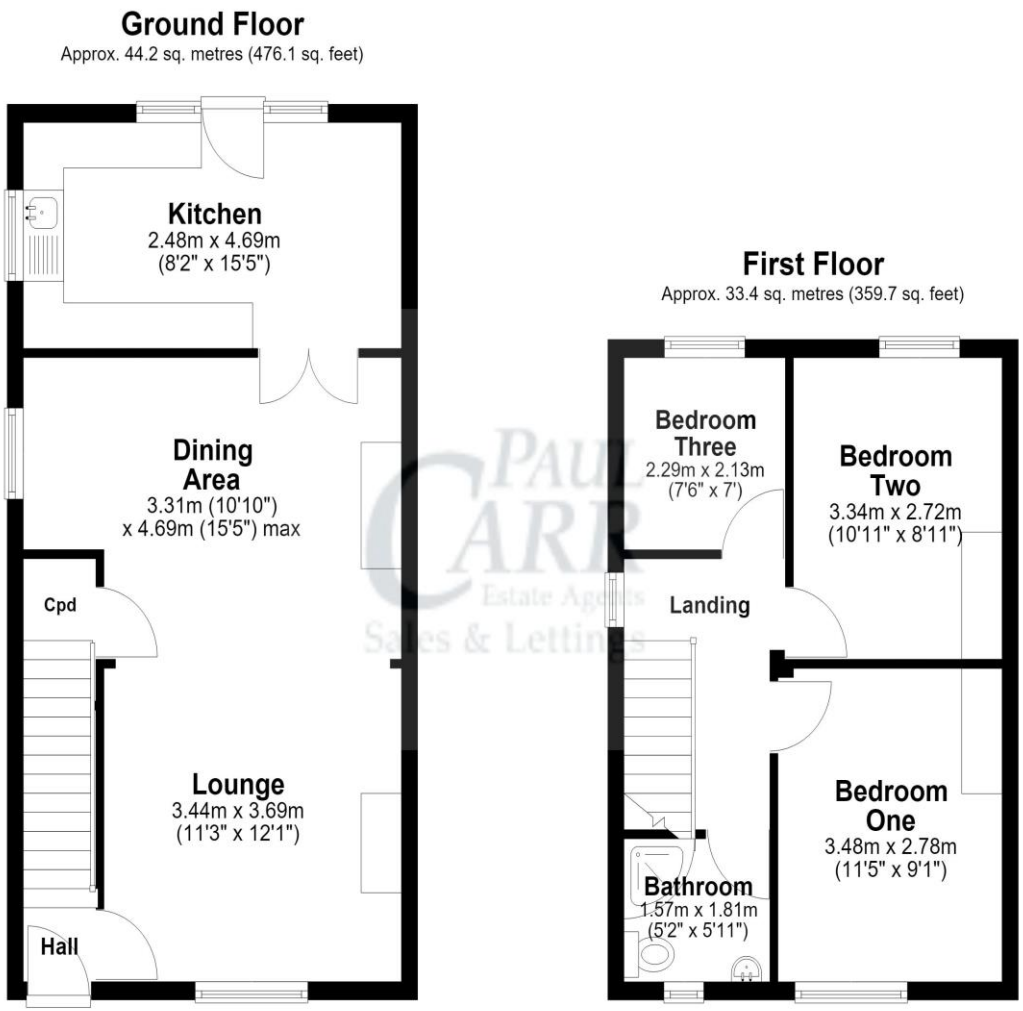






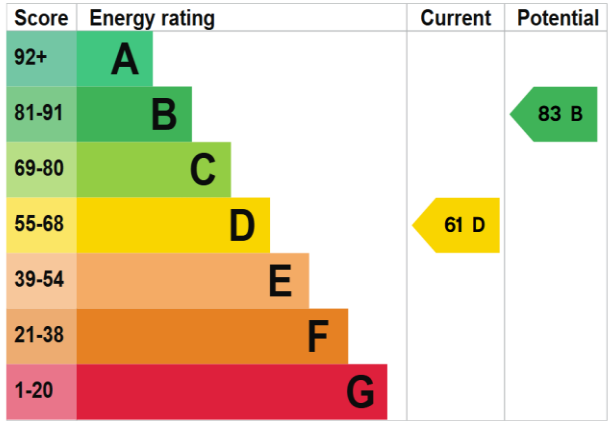
Floor Plan

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

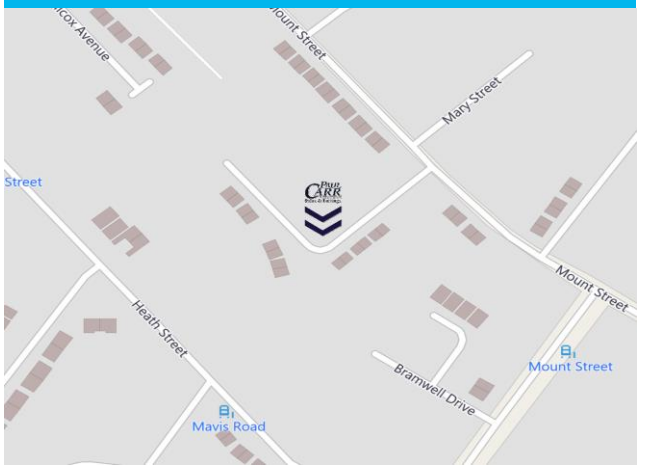


Total area: approx. 77.6 sq. metres (835.7 sq. feet)

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: 10th 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 £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.