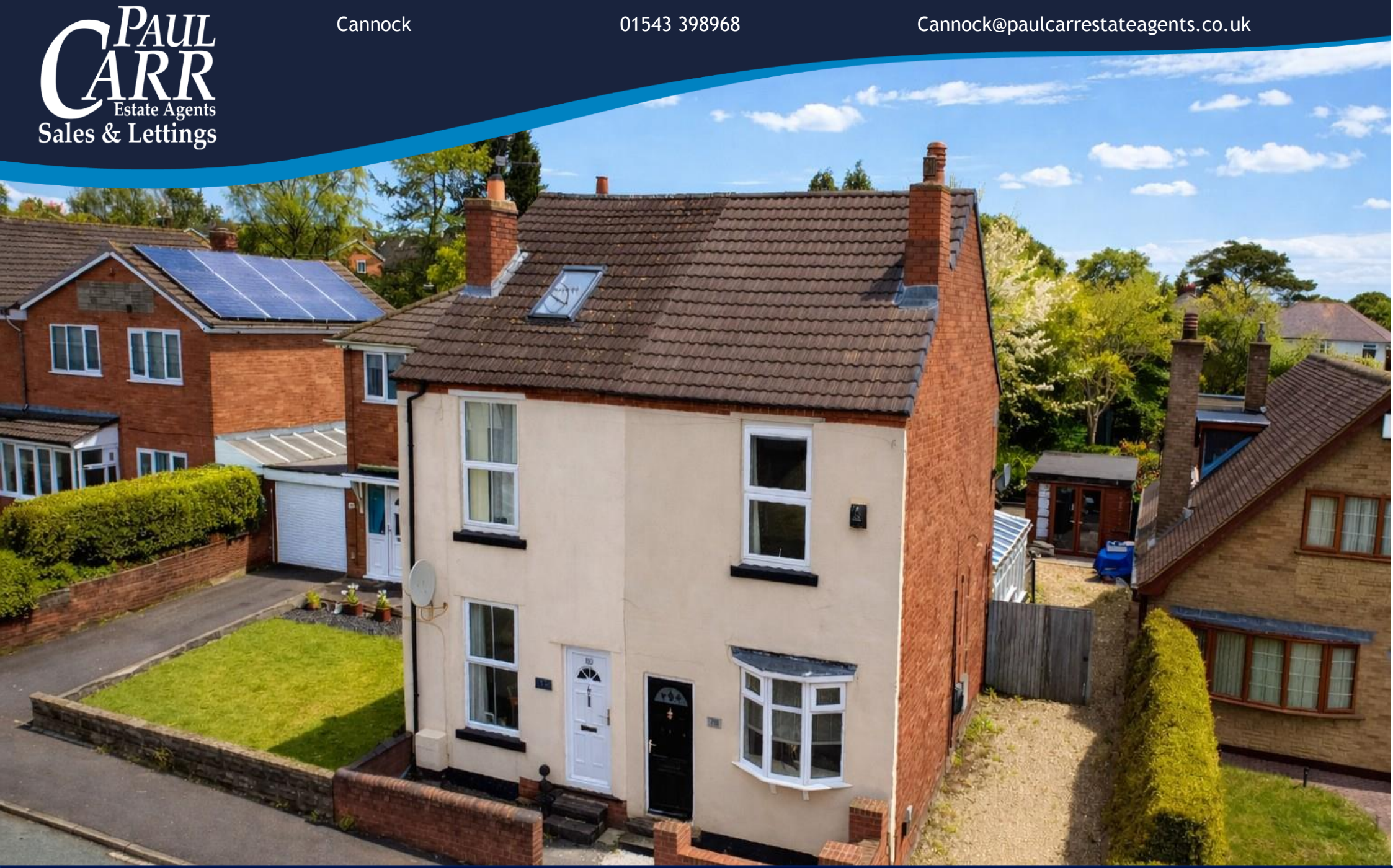
PAUL CARR Estate Agents Sales & Lettings

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# Heath Street, Hednesford
# Cannock, WS12 4BP

**£240,000**

Welcome to Heath Street, Hednesford... Paul Carr Estate Agents are delighted to bring to market this fabulous refurbished property!

Heath Street offers modern open plan living, tastefully refined and finished to a high standard throughout. An internal inspection reveals a wonderful open plan living space. A living area, dining area, and beautifully finished contemporary kitchen, with high spec appliances and golden finishings, this really is a luxurious space to call home!

Internally you have a welcoming living area with feature fireplace, highly specified kitchen with integral appliances and quartz work surfaces, useful boot room/storage space and also additional utility area with W/C. Stairs lead to the first floor where you have two well proportioned double bedrooms and a simply perfect bathroom with separate bath and shower.

Outside is a generous rear garden offering a good amount of outdoor space for any growing family to enjoy and improve even further. You have a driveway at the side and additional parking space on road.

Nearby amenities are excellent and include a McArthur Glen designer outlet village, Cannock Chase which is a well recognised area of outstanding natural beauty and perfect for those with children and pets. Both primary and secondary schools are well regarded and within easy reach.

If you are in the market for a characterful and immaculately finished property then Heath Street could be the one for you..



Lounge 10' 3'' x 10' 0'' (3.12m x 3.04m)

Kitchen-Diner 16' 1'' x 10' 0'' (4.90m x 3.04m)

Boot Room / Storage 7' 4'' x 6' 4'' (2.23m x 1.94m)

Utility / W/C 7' 4'' x 3' 3'' (2.23m x 1.00m)

First Floor Landing

Bedroom One 10' 3'' x 10' 0'' (3.12m x 3.04m)

Bedroom Two 11' 7'' x 6' 8'' (3.54m x 2.03m)

Family Bathroom 8' 6'' x 5' 8'' (2.60m x 1.72m)







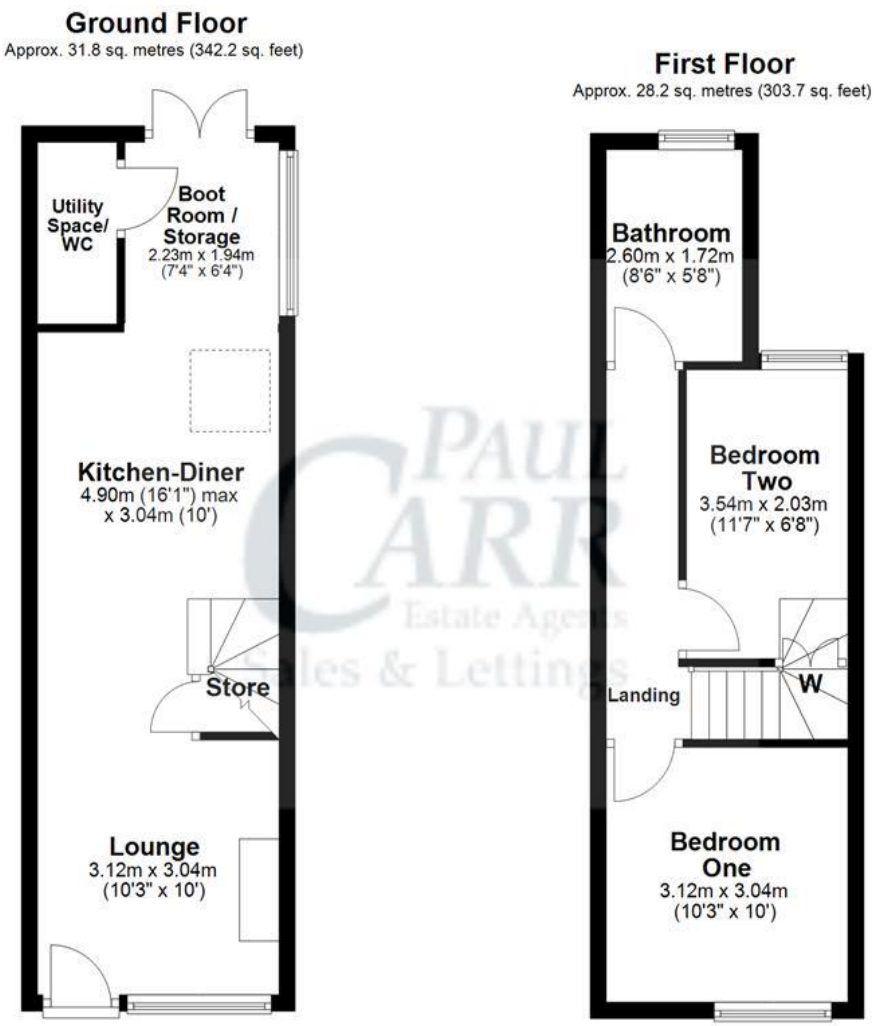






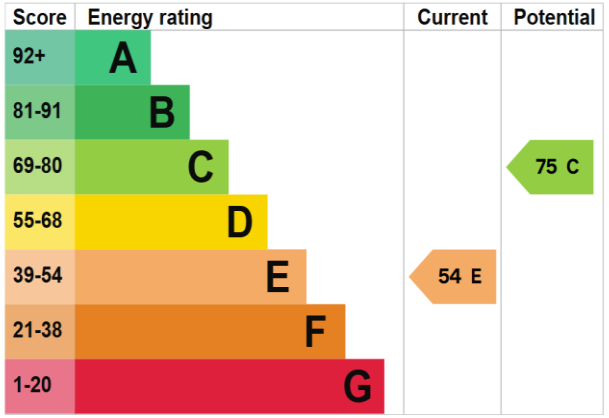
# Floor Plan

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




Total area: approx. 60.0 sq. metres (645.8 sq. feet)

## Energy Performance Rating




## Map Location








happy place






***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: 13th October 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.