



PAUL
CARR

Midhurst Drive, Hednesford,
Cannock, WS12 4RF

£295,000

Paul Carr Estate Agents are delighted to present this extended and beautifully positioned three-bedroom detached family home, tucked away at the end of a desirable cul-de-sac and enjoying views over open fields to both the front and side.

The ground floor accommodation briefly comprises a front porch, entrance hall, an impressive extended 22ft+ lounge, and a stylish rear-facing kitchen-diner fitted with attractive shaker-style cabinetry and a range of integrated appliances. Further benefiting the ground floor is a separate utility room, a rear conservatory, and a convenient downstairs cloakroom.

To the first floor are three well-proportioned bedrooms, along with a modern family bathroom featuring a contemporary p-shaped bath with shower overhead.

Externally, the property occupies an enviable position with open aspects enhancing its sense of privacy. To the front, there is a double-width driveway providing ample off-road parking.

This impressive home offers an excellent opportunity to acquire a spacious and well-appointed property in a sought-after residential location. Early viewing is highly recommended to fully appreciate the accommodation and setting on offer.

Tenure: We can confirm the property is Freehold.

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

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



IF YOU WANT
BREAKFAST
in bed, sleep in the
KITCHEN

Fresh
EGGS

NOTES
The kitchen is a wonderful place
for a family to gather

MEM AND PAUL LOVE
GOING TO FESTIVALS
ROCKING OUT
LIKE THE BEATLES
HEAD BANGING AT GIGS
ON AN AUTUMN DAY
BIG FAMILY
CHRISTMAS
FOR THOSE ABOUT TO
BEER THEY SAY OTHER
PERSONS ARE OTHER
IN THE SAME ROOM
EATING OUT
TELLING ABREMENTS BY
MILK EACH OTHER LAUGH

PAUL
CARR
Estate Agents
Sales & Lettings

Entrance Porch

Hallway

Lounge

22' 9" x 11' 6" (6.94m x 3.50m)

Kitchen-Diner

10' 6" x 14' 7" (3.21m x 4.44m)

Utility

6' 3" x 5' 1" (1.91m x 1.56m)

Downstairs Cloakroom

Conservatory

7' 3" x 13' 7" (2.22m x 4.13m)

First Floor Landing

Bedroom One

13' 7" x 8' 6" (4.15m x 2.58m)

Bedroom Two

13' 1" x 8' 6" (4.00m x 2.58m)

Bedroom Three

6' 10" x 6' 0" (2.08m x 1.83m)

Family Bathroom

8' 3" x 5' 9" (2.52m x 1.76m)









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: 29th April 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.

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