



Hednesford Road,  
Cannock, WS11 5BS

**£250,000**

Paul Carr Estate Agents are delighted to present this extended three-bedroom semi-detached family home, ideally situated on the highly desirable Hednesford Road in Cannock.

The ground floor accommodation briefly comprises an entrance hall, a generous 18ft+ lounge, a second reception room offering versatile use as a dining or sitting room, and a conservatory enjoying views over the rear garden with an adjoining downstairs cloakroom. The kitchen is complemented by a separate utility room, along with an additional store room / outbuilding providing useful extra storage.

To the first floor are three well-proportioned bedrooms and a sizeable family bathroom featuring both a bath and a separate shower cubicle.

Set behind a generous frontage, the property benefits from off-road parking for multiple vehicles. To the rear, there is a spacious garden with expansive lawn, patio seating area and shed.

This sizeable family home occupies a popular residential location with excellent commuting links and convenient access to local amenities and schooling. Early viewing is highly recommended to appreciate the space and potential on 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](mailto:Cannock@paulcarrestateagents.co.uk)



PAUL  
CARR  
Estate Agents  
Sales & Lettings

**Entrance Hall**

**Lounge**

18' 9" x 11' 5" (5.72m x 3.49m)

**Kitchen**

7' 6" x 15' 10" (2.28m x 4.82m)

**Dining Room**

10' 11" x 10' 11" (3.34m x 3.33m)

**Conservatory**

11' 4" x 11' 4" (3.45m x 3.45m)

**Utility**

18' 9" x 6' 9" (5.72m x 2.05m)

**Store**

9' 5" x 4' 0" (2.87m x 1.22m)

**Downstairs Cloakroom**

4' 9" x 2' 10" (1.45m x 0.86m)

**First Floor Landing**

**Bedroom One**

12' 0" x 14' 11" (3.65m x 4.54m)

**Bedroom Two**

10' 2" x 11' 6" (3.11m x 3.50m)

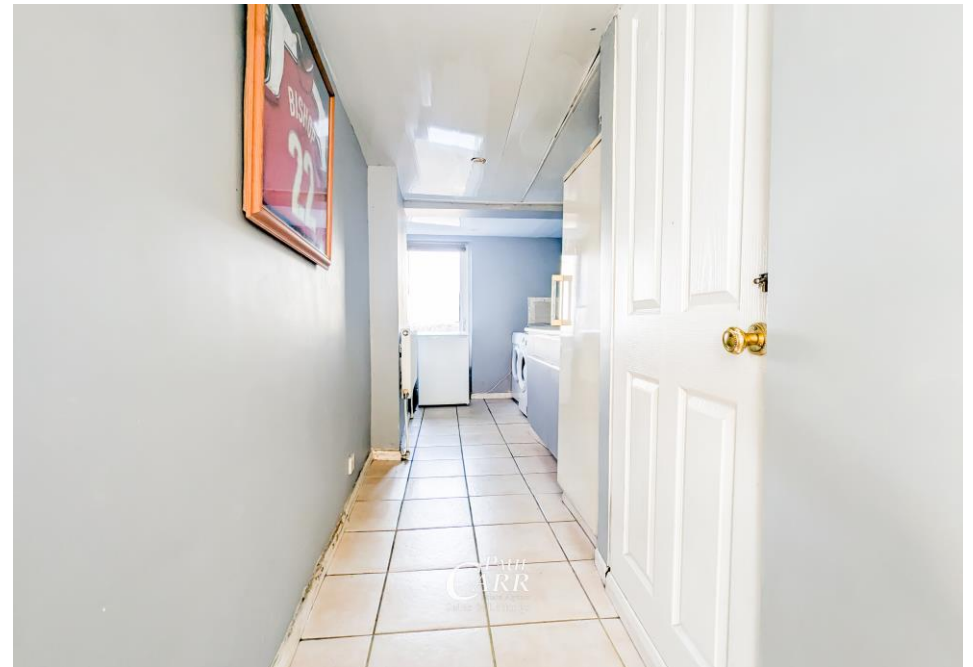
**Bedroom Three**

8' 3" x 8' 6" (2.51m x 2.60m)

**Family Bathroom**

8' 1" x 7' 9" (2.46m x 2.35m)

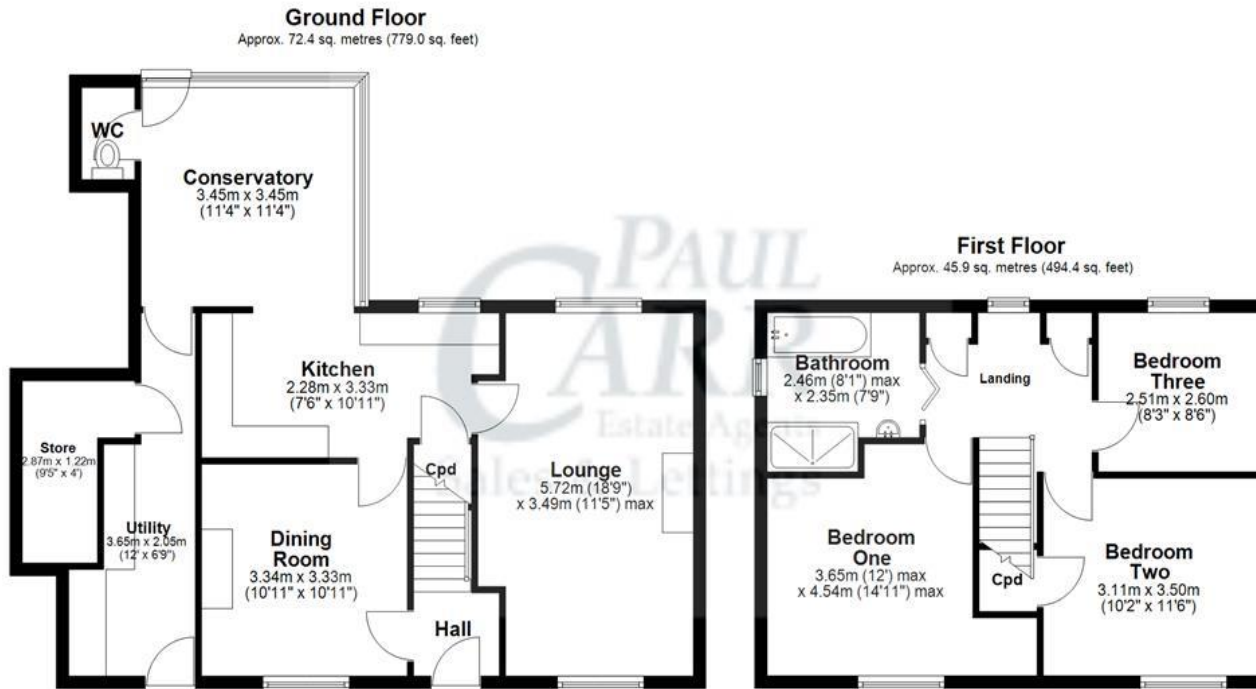




# Floor Plan

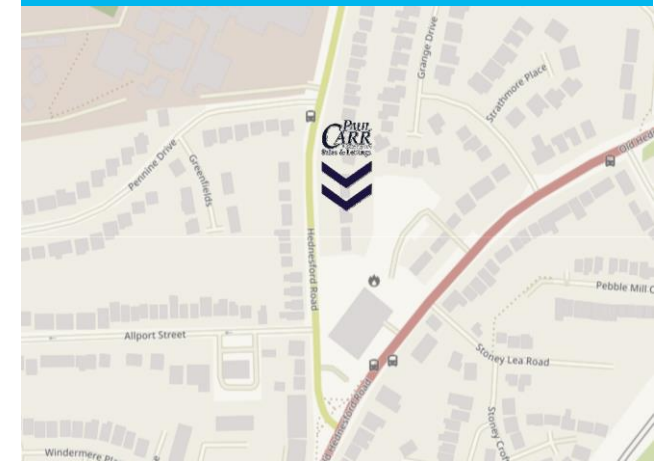
This floor plan is not drawn to scale and is for illustration purposes only

## Energy Performance Rating



Total area: approx. 118.3 sq. metres (1273.4 sq. feet)

## 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.