



Heath Street, Hednesford,  
Cannock, WS12 4BP

Offers in Excess of £290,000

Paul Carr Estate Agents are delighted to present this attractive two-bedroom detached bungalow, occupying a desirable position on Heath Street in the heart of Hednesford.

The accommodation briefly comprises an entrance hall, a well-presented kitchen fitted with modern cabinetry and a breakfast bar, a generous 16ft+ lounge featuring a feature fireplace and direct access to the rear garden. There are two well-proportioned bedrooms, including a spacious principal suite benefiting from a walk-in wardrobe, both being served by a well-appointed bathroom. Luxury plantation shutters to the front-facing windows further enhance the property's style and privacy.

Set back from the road, the property enjoys a generous imprinted concrete driveway providing off-road parking for multiple vehicles and leading to a garage. The true highlight of the property is the exceptional rear garden with a manicured lawn, mature planted borders and an imprinted concrete seating area. Beautifully maintained and thoughtfully landscaped, this superb outdoor space provides the perfect setting for relaxing, entertaining and enjoying the warmer months.

Ideally situated within easy reach of Hednesford's wide range of amenities, transport links and recreational facilities, this delightful detached bungalow offers an excellent opportunity for downsizers, professionals and those seeking single-storey living in a convenient location. Early viewing is highly recommended to fully appreciate everything this wonderful home has to 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](mailto:cannock@paulcarrestateagents.co.uk)



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

**Entrance Hall**

**Lounge**

**16' 4" x 11' 6" (4.98m x 3.50m)**

**Kitchen**

**13' 3" x 7' 2" (4.03m x 2.18m)**

**Bedroom One**

**11' 2" x 9' 10" (3.41m x 3.00m)**

**Bedroom Two**

**8' 3" x 7' 9" (2.52m x 2.36m)**

**Shower Room**

**6' 9" x 5' 5" (2.05m x 1.66m)**

**Garage**

**15' 9" x 7' 9" (4.81m x 2.36m)**





# Floor Plan

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

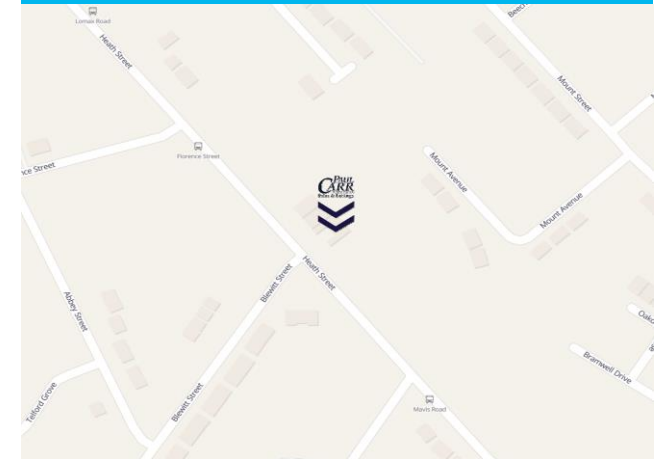


Total area: approx. 68.7 sq. metres (739.0 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 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: 27th May 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.