



High Mount Street, Hednesford
Cannock, WS12 4BN

£160,000

Paul Carr Estate Agents are delighted to present this two-bedroom mid-terraced home, situated on High Mount Street in the established residential area of Hednesford. Combining two generous double bedrooms with sociable living accommodation and a sizeable rear garden, the property offers an appealing opportunity for first-time buyers, couples and young families.

The ground floor features two connecting reception rooms, creating a flowing layout with distinct areas for dining and relaxing. The front reception room provides a welcoming space for family meals and entertaining, while the lounge beyond offers a comfortable setting to unwind. Feature fireplaces add character, and the centrally positioned staircase provides a natural division between the two spaces while retaining their open feel.

Positioned at the rear, the kitchen is fitted with wood-effect cabinetry, contrasting work surfaces and tiled splashbacks, with space for everyday appliances. Windows bring natural light into the room, while a rear door provides convenient access outside.

To the first floor are two well-proportioned double bedrooms, each offering space for bedroom furniture. The larger room includes a useful recess, providing flexibility for wardrobes or additional storage.

The spacious bathroom sits beyond the rear bedroom, with access through that room as shown on the floorplan. Fitted with a white suite comprising a bath with shower over, pedestal wash basin and WC, it is complemented by partially tiled walls and a window providing natural light.

Outside, the generous rear garden is a particular attraction. Paved areas provide space for outdoor seating and summer dining, with a lawn extending beyond and scope for further planting or landscaping. A lean-to storage area and separate shed add useful practicality.

Conveniently situated for local amenities, schools and transport links, this home brings together comfortable room sizes, a versatile ground-floor layout and valuable outdoor space.

Viewing is recommended to appreciate the accommodation and garden on offer.



Lounge 14' 9" x 11' 3" (4.50m x 3.42m)

Dining Room 12' 4" x 11' 3" (3.77m x 3.42m)

Kitchen 10' 4" x 6' 11" (3.15m x 2.10m)

First Floor Landing

Bedroom One 14' 10" x 11' 3" (4.53m x 3.42m)

Bedroom Two 11' 4" x 11' 3" (3.46m x 3.42m)

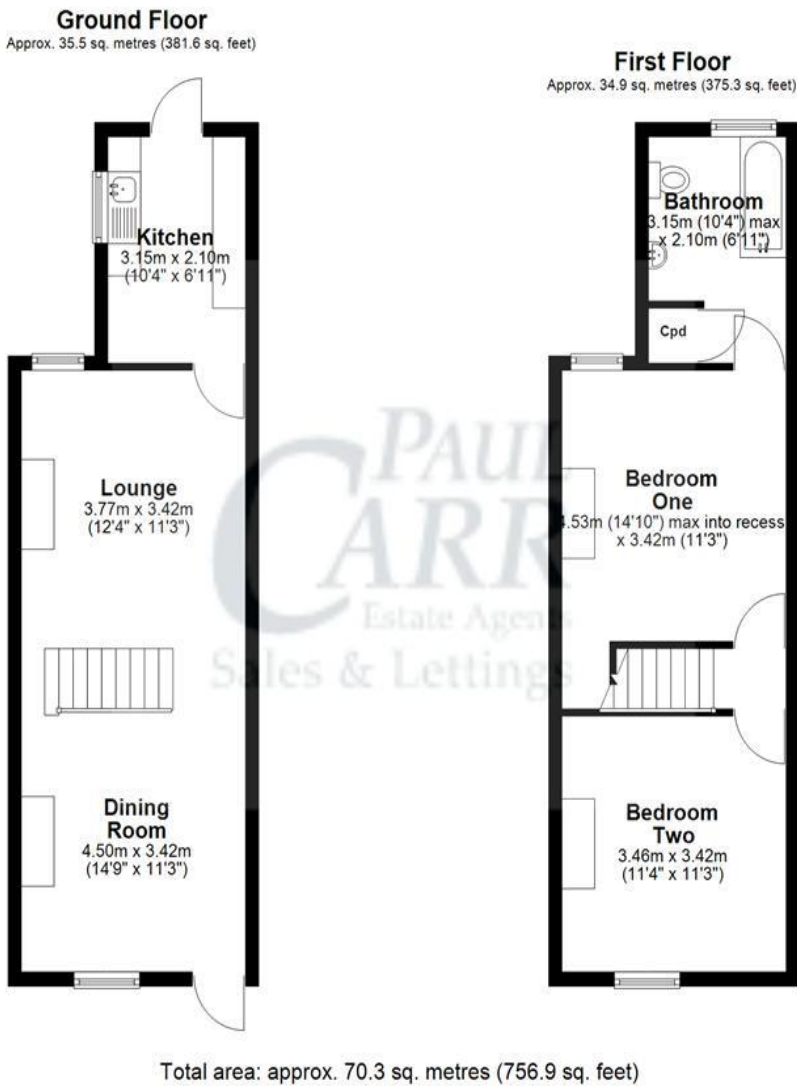
Family Bathroom 10' 4" x 6' 11" (3.15m x 2.10m)





Floor Plan

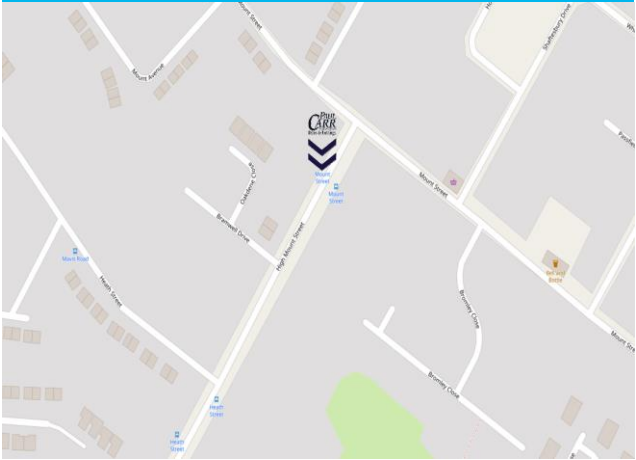
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	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: 4th February 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.