Paul Carr Estate Agents
Sales & Lettings

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Miners Way, Hednesford
Cannock, WS12 4WH

£295,000

Paul Carr Estate Agents are delighted to present this well-presented three-bedroom detached family home, ideally situated on the sought-after Miners Way in Hednesford.

The ground floor accommodation briefly comprises an entrance porch, a spacious 16ft+ lounge, and a modern kitchen-diner boasting stunning shaker-style cabinetry with direct access onto the rear garden. A convenient downstairs cloakroom completes the ground floor, while the integral garage offers excellent storage or additional parking potential.

To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from a contemporary en-suite shower room. A modern and well-appointed family bathroom serves the remaining bedrooms.

Set on an attractive plot, the property enjoys a driveway providing off-road parking for multiple vehicles. The landscaped rear garden has been thoughtfully designed for low maintenance, featuring artificial turf, an Indian sandstone patio area and decorative gravelled borders.

This impressive home offers a fantastic opportunity to secure a property in a desirable residential location, benefitting from excellent commuting links and convenient access to local amenities and schools. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

Tenure: We can confirm the property is Freehold.

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

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

Entrance Porch

Lounge
16' 2" x 10' 3" (4.93m x 3.13m)

Kitchen-Diner
7' 8" x 18' 10" (2.34m x 5.75m)

Downstairs Cloakroom

First Floor Landing

Bedroom One
9' 6" x 13' 11" (2.90m x 4.24m)

Master En-Suite
6' 7" x 4' 8" (2.00m x 1.41m)

Bedroom Two
11' 3" x 8' 9" (3.43m x 2.66m)

Bedroom Three
7' 11" x 9' 11" (2.41m x 3.01m)

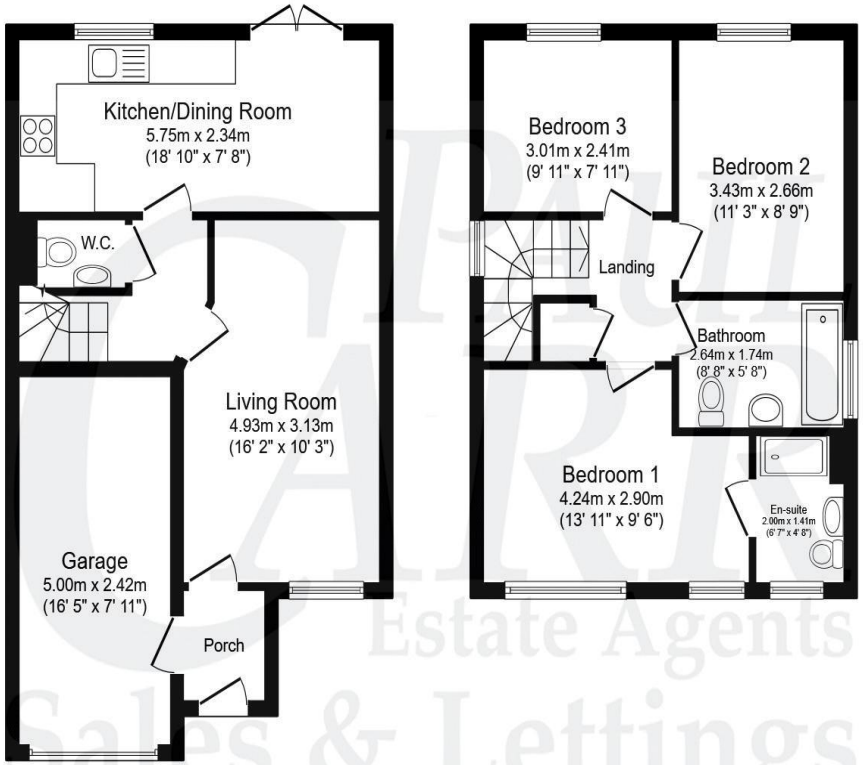
Family Bathroom
5' 9" x 8' 8" (1.74m x 2.64m)

Garage
16' 5" x 7' 11" (5.00m x 2.42m)

WASH YOUR
HANDS YOU
Pretty
ANIMAL?

Floor Plan

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



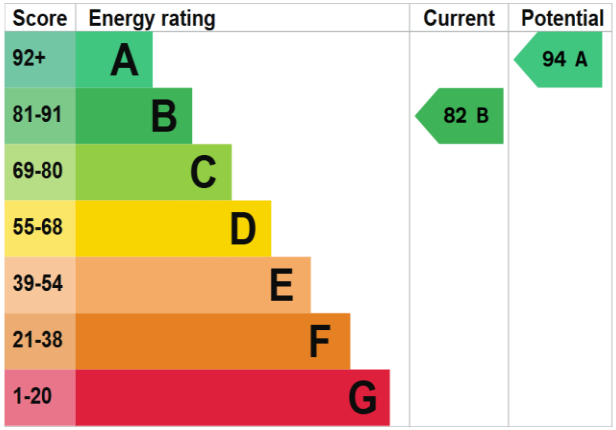
Ground Floor
Floor area 50.1 sq.m. (539 sq.ft.)

First Floor
Floor area 42.2 sq.m. (455 sq.ft.)

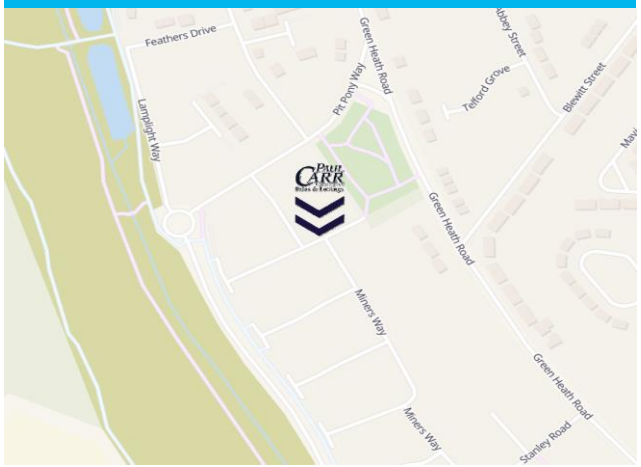
Total floor area: 92.3 sq.m. (994 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Performance Rating



Map Location



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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: 7th 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.