



George Street, Hednesford,
Cannock, WS12 1BJ

£270,000

Paul Carr Estate Agents are delighted to present this extended and well-presented semi-detached family home, and benefitting from a private rear aspect with no properties behind.

The ground floor accommodation briefly comprises an entrance hallway leading into a modern fitted kitchen with contemporary finishes, a spacious lounge with extended dining area, with separate utility and additional downstairs cloakroom. The property also benefits from a partially converted garage, offering versatile additional space for versatility.

To the first floor are well-proportioned bedrooms and a modern family bathroom, finished to a high standard with a freestanding bath and separate shower cubicle.

Externally, the property boasts a driveway providing off-road parking for multiple vehicles. The south-westerly facing rear garden benefits from a lawn, decked seating area and storage shed.

This extended family home combines practical living space with a desirable outlook, making it an ideal choice for families. Early viewing is highly recommended to fully appreciate all that this property has to 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



**PAUL
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Entrance Hall

Lounge

11' 10" x 15' 7" (3.60m x 4.74m)

Dining Area

9' 11" x 14' 10" (3.01m x 4.53m)

Kitchen

10' 10" x 7' 11" (3.31m x 2.41m)

Utility

6' 9" x 7' 4" (2.07m x 2.23m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

11' 9" x 10' 3" (3.58m x 3.12m)

Bedroom Two

13' 2" x 9' 2" (4.01m x 2.79m)

Bedroom Three

9' 8" x 6' 1" (2.95m x 1.86m)

Family Bathroom

9' 8" x 6' 1" (2.95m x 1.86m)

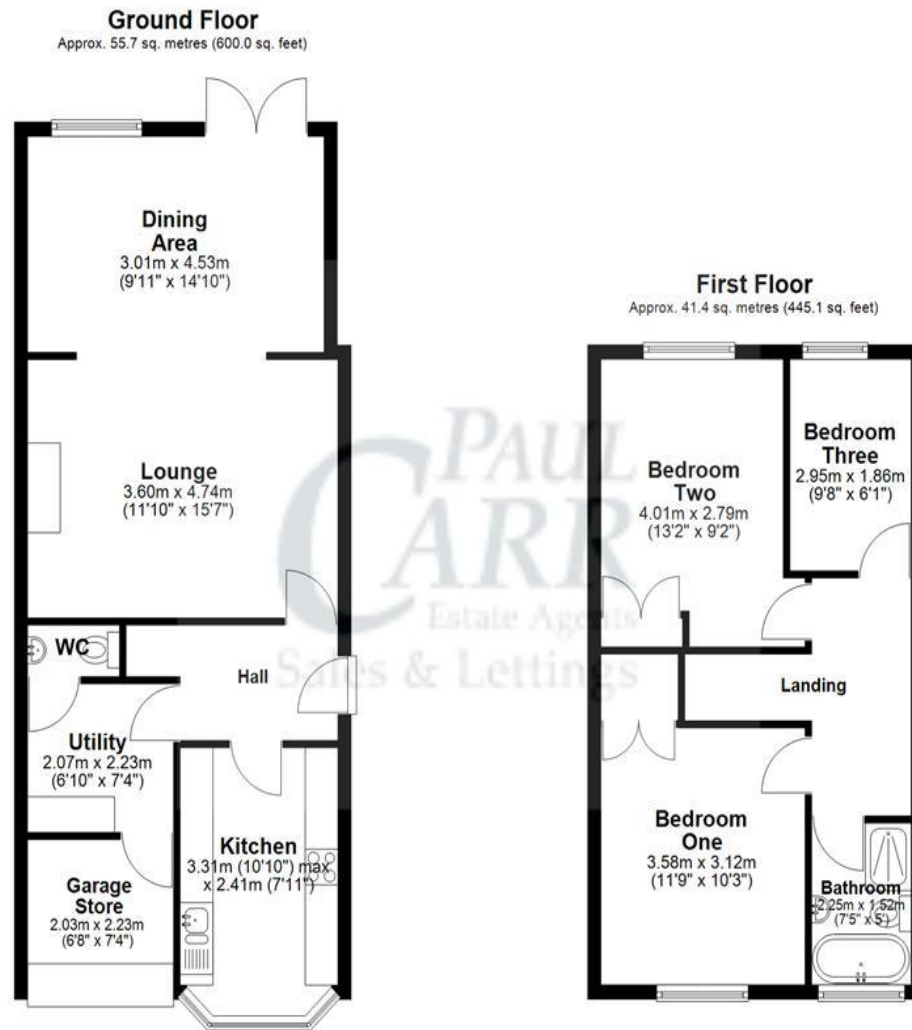
Garage Store





Floor Plan

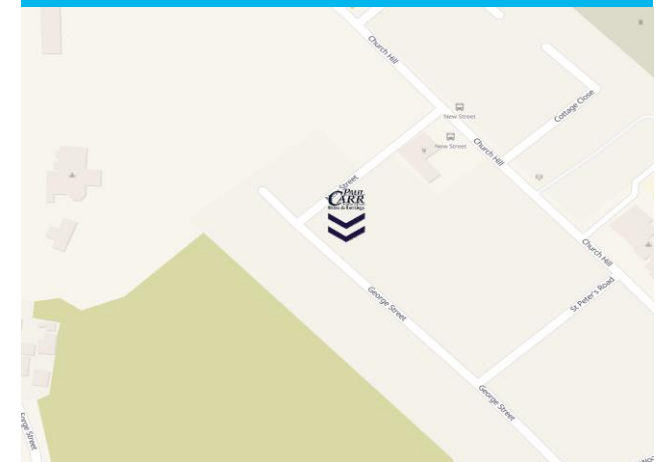
This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 97.1 sq. metres (1045.1 sq. feet)

Energy Performance Rating

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: 25th 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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