PAUL CARR Estate Agents
Sales & Lettings

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Porter Drive, Hednesford,
Cannock, WS12 4WR

£475,000

Paul Carr Estate Agents are delighted to present this impressive five-bedroom detached family home, situated on a quiet cul-de-sac in the popular residential location of Hednesford.

The ground floor accommodation briefly comprises a spacious entrance hallway leading into a bay-fronted lounge. The heart of the home is the well-presented kitchen-diner, featuring modern high-gloss cabinetry, a host of integrated appliances, ample space for dining and double french doors opening onto the rear garden. Completing the ground floor is a separate utility room with matching cabinetry and an adjacent downstairs WC.

To the first floor are five well-proportioned bedrooms - with a fitted cupboard in the fifth bedroom, complemented by three well-presented bathrooms.

Externally, the property benefits from excellent kerb appeal, with a private driveway providing parking for multiple vehicles, an attractive front lawn and side gated access to the rear garden. The stunning south-facing rear garden has been thoughtfully landscaped with a low-maintenance artificial lawn and a porcelain-paved seating area. Further enhancing this fantastic outdoor space is a hot tub and a versatile summerhouse / bar.

This superb family home offers spacious and versatile accommodation throughout, complemented by an attractive outdoor entertaining space and a peaceful cul-de-sac position. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

Tenure: We can confirm the property is Freehold.

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

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


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Entrance Hall

Lounge
17' 10" x 10' 8" (5.44m x 3.25m)

Kitchen-Diner
11' 8" x 23' 3" (3.56m x 7.09m)

Utility
8' 6" x 5' 3" (2.59m x 1.60m)

Downstairs Cloakroom
2' 11" x 5' 3" (0.90m x 1.60m)

First Floor Landing

Bedroom One
13' 8" x 10' 10" (4.17m x 3.30m)

Master En-Suite
6' 8" x 4' 9" (2.03m x 1.45m)

Bedroom Two
10' 9" x 10' 3" (3.28m x 3.12m)

En-Suite
6' 8" x 5' 4" (2.03m x 1.63m)

Bedroom Three
13' 3" x 10' 1" (4.04m x 3.07m)

Bedroom Four
10' 10" x 10' 8" (3.30m x 3.25m)

Bedroom Five
7' 4" x 6' 6" (2.24m x 1.98m)

Family Bathroom
6' 9" x 6' 0" (2.06m x 1.83m)

Garage
19' 9" x 10' 3" (6.02m x 3.12m)













Floor Plan

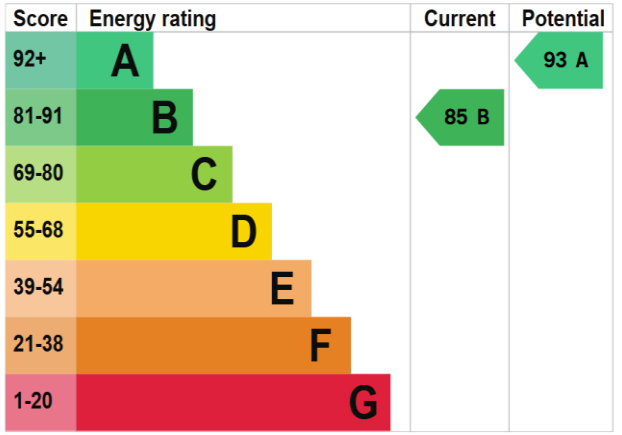
This floor plan is not drawn to scale and is for illustration purposes only



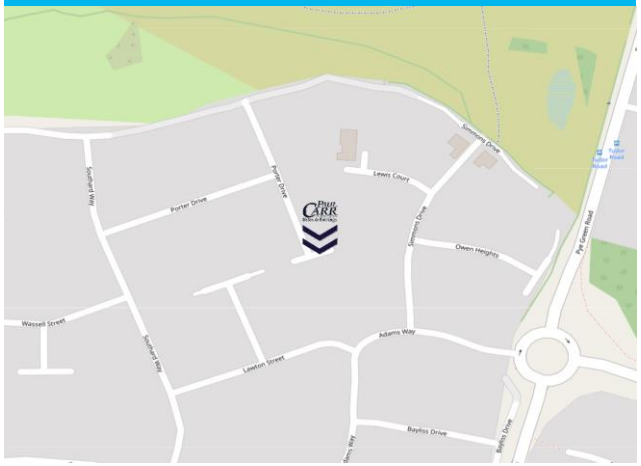
Total floor area: 148.0 sq.m. (1,593 sq.ft.)

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













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: 6th October 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.