



Lamplight Way, Hednesford
Cannock, WS12 4FQ

Offers in Excess of £195,000

Hednesford

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Paul Carr Estate Agents are delighted to present this well-presented two-bedroom family home, ideally located on a quiet residential estate in Hednesford.

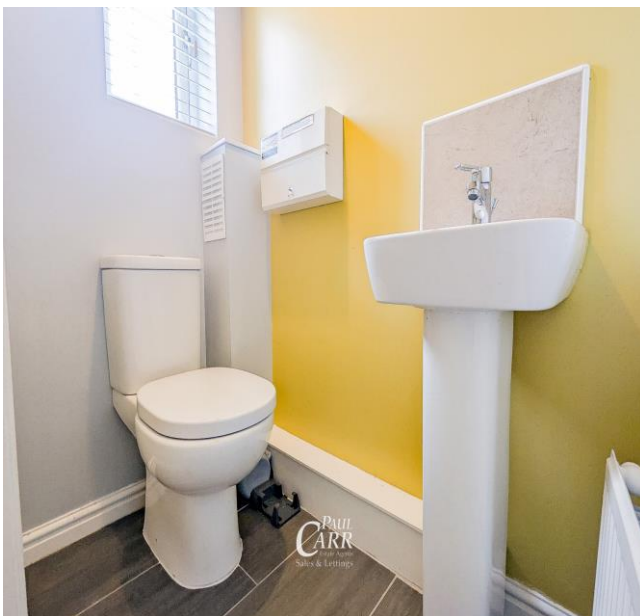
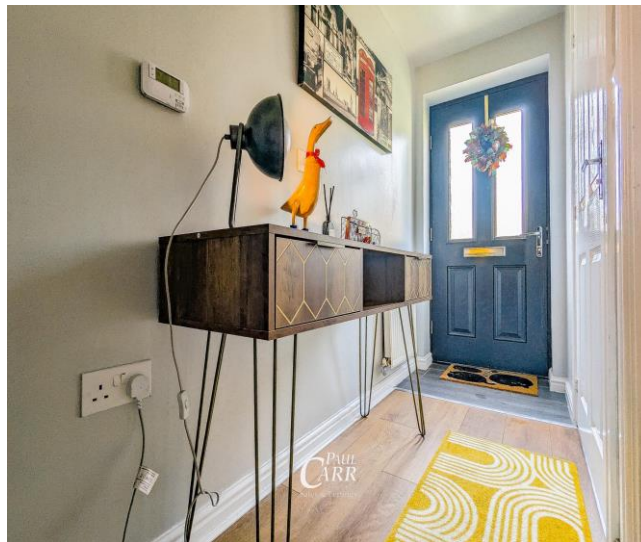
Offering excellent access to local amenities, schools, and transport links, this property is perfect for first-time buyers, young families, or investors alike.

The ground floor features a spacious 15ft+ lounge, a modern kitchen-diner with high-gloss cabinetry and double french doors leading to the rear garden, and a convenient downstairs cloakroom. Upstairs, you'll find two generously sized double bedrooms and a recently renovated family bathroom finished to a high standard.

Externally, the property benefits from allocated off-road parking and a private south-easterly facing rear garden, complete with a lawn, storage shed, and mature planted borders.

Early viewing is highly recommended to appreciate all this fantastic home has to offer.





Property Specification

Attention First Time Buyers
Two Double Bedrooms
Recently Improved Bathrooms & Downstairs Cloakroom
Allocated Off-Road Private Parking
Quiet Residential Area
Private Low Maintenance Rear Garden

Entrance Hall

Lounge
15' 2" x 9' 5" (4.62m x 2.88m)

Kitchen-Diner
8' 1" x 12' 9" (2.46m x 3.88m)

Downstairs Cloakroom

First Floor Landing

Bedroom One
8' 7" x 12' 9" (2.61m x 3.88m)

Bedroom Two
8' 1" x 12' 9" (2.46m x 3.88m)

Family Bathroom
6' 3" x 5' 6" (1.91m x 1.67m)

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: 5th September 2025

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.

Viewer's Note:

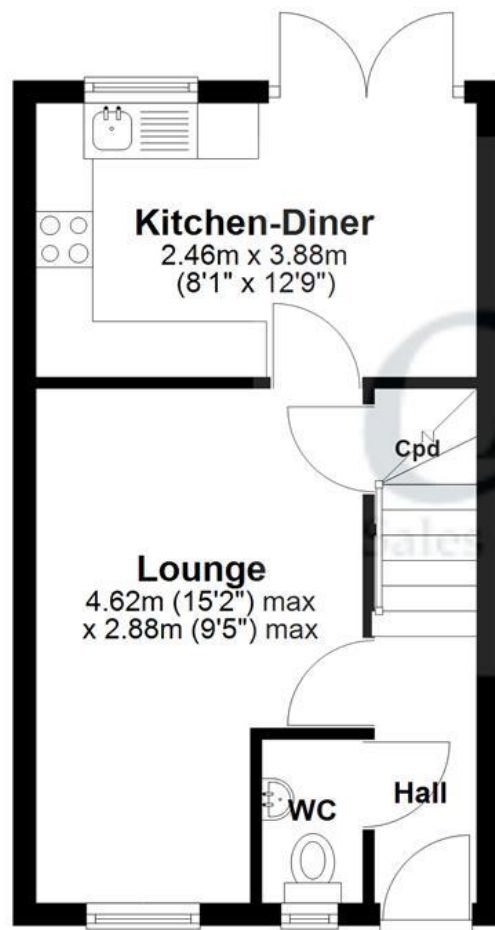
Services connected: Gas, Electricity, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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

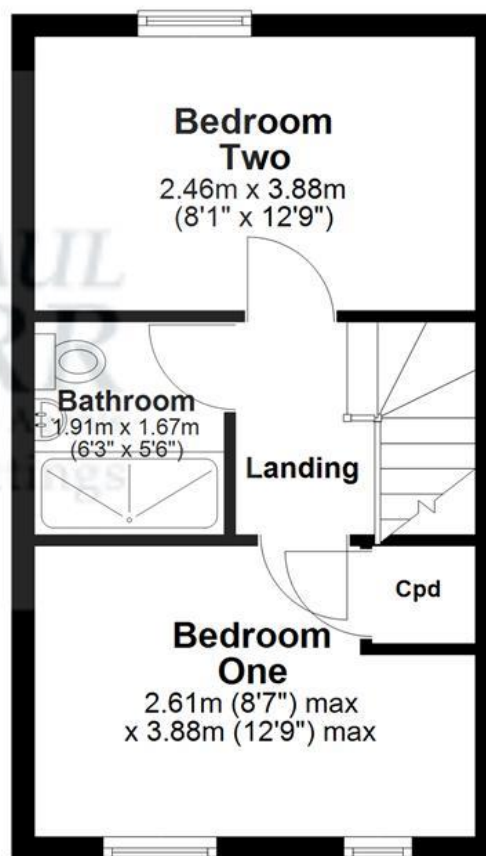
Ground Floor

Approx. 27.9 sq. metres (299.9 sq. feet)



First Floor

Approx. 27.9 sq. metres (299.9 sq. feet)



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

