



Wood Lane, Hednesford,  
Cannock, WS12 1BW

Offers in Excess of £280,000

Paul Carr Estate Agents are delighted to present this modern and beautifully appointed three-bedroom detached family home, ideally situated within a popular residential development in Hednesford. Built in 2019, the property benefits from the remainder of the Builder Guarantee and offers stylish, energy-efficient living throughout.

The ground floor accommodation briefly comprises an inviting entrance hall, a spacious lounge, convenient downstairs cloakroom and a stunning contemporary kitchen-diner fitted with high-gloss cabinetry and a host of integrated appliances.

To the first floor are three well-proportioned bedrooms alongside a beautifully finished family bathroom featuring stylish herringbone flooring and modern fittings.

Externally, the property enjoys a private rear driveway providing off-road parking for two vehicles. The south-westerly facing rear garden is thoughtfully landscaped and benefits from a lawned area alongside a composite decked seating space.

This superb detached home combines modern design with practical family living and is conveniently positioned close to local amenities, schools, and excellent transport links. Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

Tenure: We can confirm the property is Freehold.

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

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](mailto:Cannock@paulcarrestateagents.co.uk)



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**Entrance Hall**

**Kitchen-Diner**  
16' 10" x 8' 0" (5.13m x 2.44m)

**Lounge**  
10' 10" x 15' 7" (3.31m x 4.74m)

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**  
8' 7" x 15' 7" (2.62m x 4.74m)

**Bedroom Two**  
13' 5" x 8' 1" (4.08m x 2.47m)

**Bedroom Three**  
10' 10" x 7' 2" (3.30m x 2.19m)

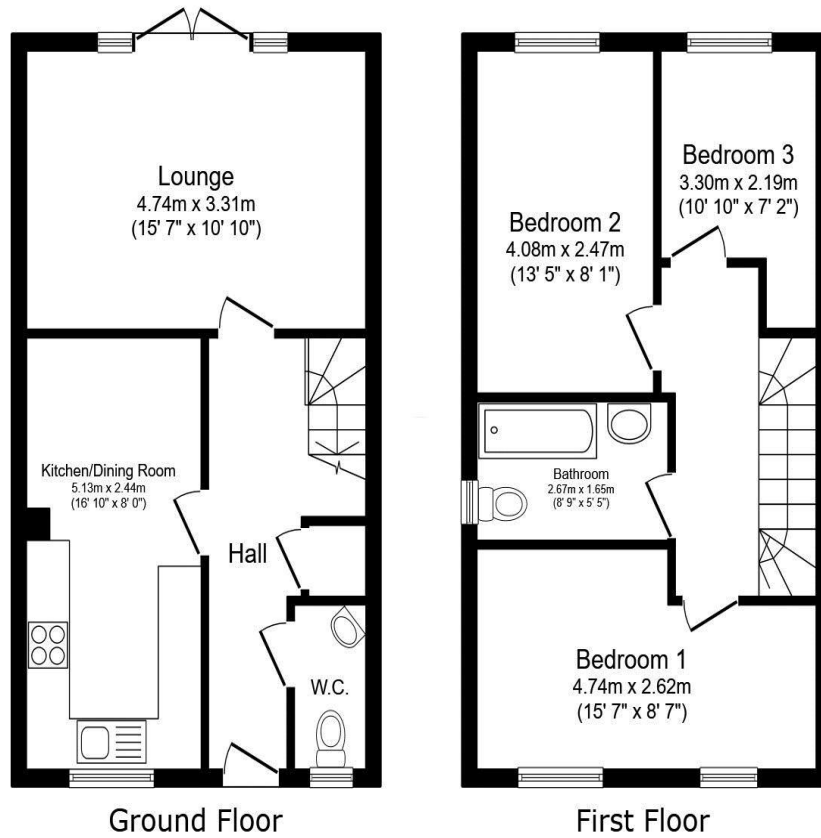
**Family Bathroom**  
5' 5" x 8' 9" (1.65m x 2.67m)





# Floor Plan

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



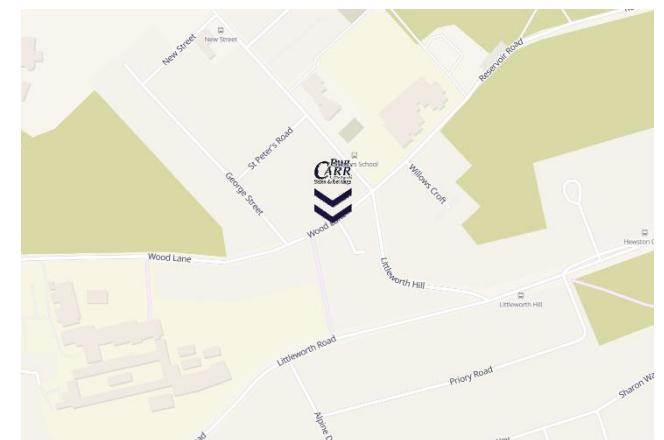
Total floor area: 81.0 sq.m. (871 sq.ft.)

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). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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: 5th May 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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