



Anglesey Street, Hednesford  
Cannock, WS12 1AB

£340,000

# Hednesford

£340,000



Paul Carr Estate Agents are pleased to present this beautifully renovated three-bedroom detached family home, ideally located on Anglesey Street, in Hednesford.

This exceptional property has undergone a comprehensive renovation and offers modern, spacious living throughout. The ground floor comprises a welcoming entrance porch, a stylishly extended and fully fitted breakfast kitchen, two generous reception rooms, a separate utility area, and a convenient guest cloakroom. The home also benefits from mains-fed underfloor heating on the ground floor, offering a comfortable and modern heating solution throughout the living areas.

Upstairs, the first floor boasts three well-proportioned double bedrooms and two contemporary bathrooms, offering both comfort and functionality for family living.

Externally, the property features a landscaped garden, a slabbed rear seating area, and a private side driveway leading to a detached garage.

The property is ideally situated within the catchment area for reputable schools including Kingsmead School, Hednesford Valley High School, and nearby primary schools such as West Hill and Five Ways, making it a strong choice for families. It also offers excellent commuter links, with Hednesford Railway Station providing direct services to Birmingham, and easy access to the A460 and M6 Toll for convenient travel to Cannock, Lichfield, and beyond.





## Property Specification

Fully Renovated Detached Family Home  
 Extended Newly Fitted Breakfast Kitchen With High Gloss  
 Units & Modern Appliances  
 Separate Utility Room  
 Mains Underfloor Heating Throughout Ground Floor  
 Two Bathrooms & Downstairs Cloakroom

### Hall

Lounge 11' 9" x 12' 5" (3.58m x 3.79m)

Dining Room 11' 9" x 10' 0" (3.58m x 3.05m)

Kitchen-Diner 16' 1" x 19' 6" (4.89m x 5.94m)

Utility 11' 1" x 5' 3" (3.38m x 1.59m)

Downstairs Cloakroom 3' 4" x 6' 6" (1.02m x 1.98m)

### First Floor Landing

Bedroom One 10' 4" x 12' 7" (3.14m x 3.84m)

En-suite 6' 7" x 5' 1" (2.01m x 1.56m)

Bedroom Two 11' 9" x 12' 5" (3.59m x 3.79m)

Bedroom Three 8' 11" x 10' 0" (2.71m x 3.05m)

Family Bathroom 6' 9" x 6' 10" (2.07m x 2.08m)

Garage 16' 2" x 9' 10" (4.92m x 2.99m)

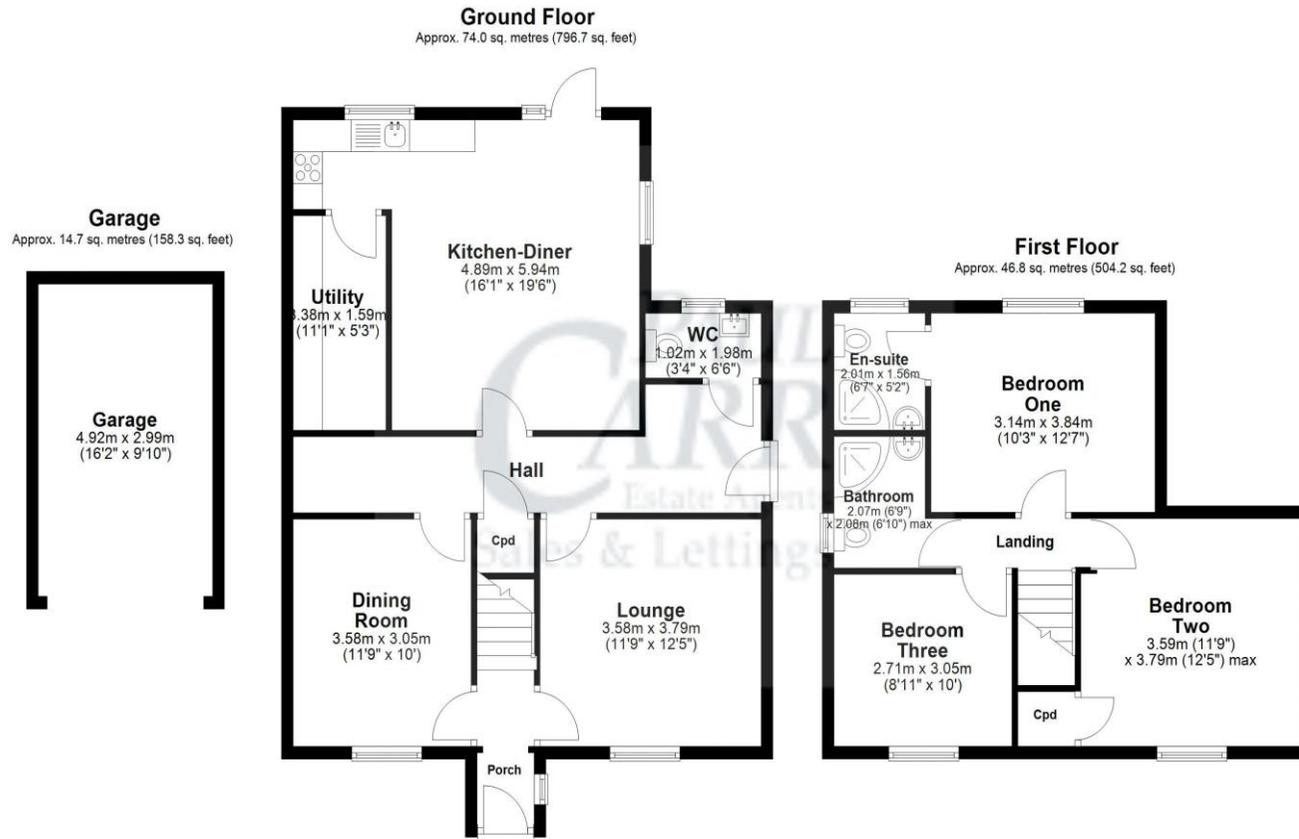
### Agent's Note:

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: 8th May 2025

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

