



PAUL
CARR

Rydal Close, Hednesford,
Cannock, WS12 4RP

£360,000

Paul Carr Estate Agents are delighted to present this beautifully appointed four-bedroom detached family home, occupying a tucked-away position within a quiet cul-de-sac in the popular town of Hednesford.

The ground floor accommodation briefly comprises an entrance hall, a spacious bay-fronted lounge measuring over 15ft, a separate dining room, a spacious and well-presented kitchen fitted with modern cabinetry, a downstairs cloakroom, and a bright and spacious orangery featuring an insulated roof and double French doors opening onto the landscaped rear garden.

To the first floor are four well-proportioned bedrooms, three of which benefit from fitted or built-in wardrobes. The principal bedroom enjoys an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property boasts an attractive frontage with a block-paved driveway leading to the integral garage, accessed via an electric roller door. An additional area of land opposite the property provides valuable extra off-road parking. To the rear, the beautifully landscaped garden has been thoughtfully designed with an Indian sandstone seating area, artificial lawn, and well presented decorative planted borders.

This superb family home combines spacious and versatile living accommodation with a peaceful cul-de-sac setting, whilst offering excellent access to local amenities, schools and major commuter routes. 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 D.

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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Sales & Lettings

Entrance Hall

Lounge

14' 11" x 15' 7" (4.55m x 4.76m)

Dining Room

8' 6" x 8' 11" (2.58m x 2.72m)

Kitchen

8' 6" x 14' 10" (2.58m x 4.53m)

Orangery

10' 1" x 10' 0" (3.07m x 3.05m)

Downstairs Cloakroom

4' 9" x 4' 6" (1.44m x 1.38m)

First Floor Landing

Bedroom One

11' 10" x 15' 7" (3.60m x 4.76m)

Master En-Suite

6' 6" x 4' 11" (1.99m x 1.49m)

Bedroom Two

13' 7" x 8' 2" (4.15m x 2.49m)

Bedroom Three

12' 0" x 8' 11" (3.65m x 2.72m)

Bedroom Four

9' 9" x 8' 2" (2.98m x 2.50m)

Family Bathroom

8' 6" x 6' 5" (2.58m x 1.95m)

Garage

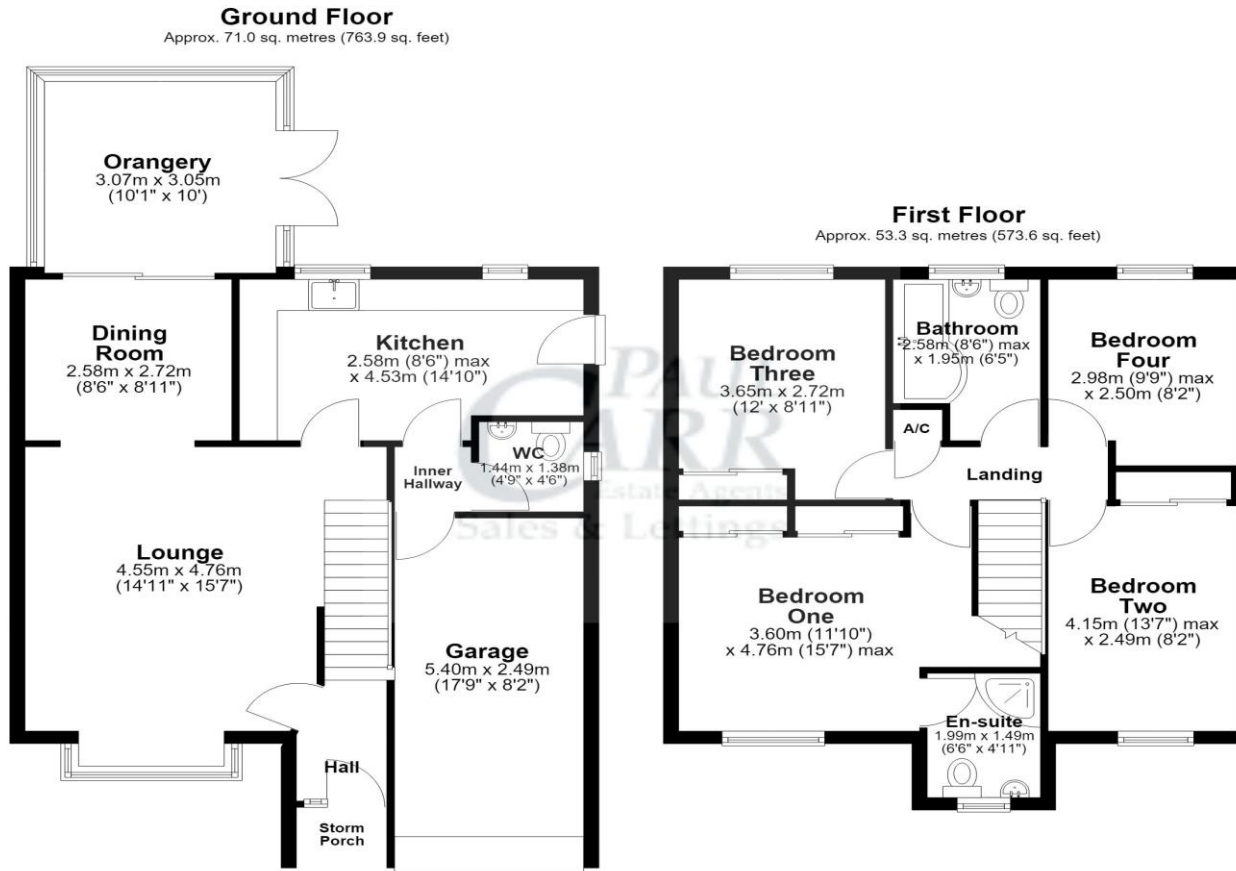
17' 9" x 8' 2" (5.40m x 2.49m)





Floor Plan

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

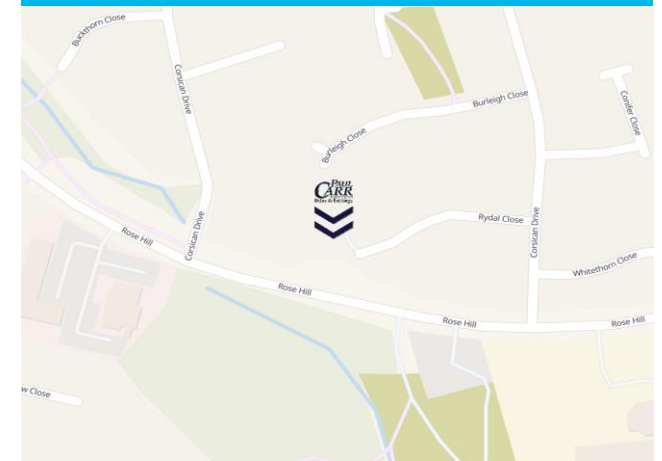


Total area: approx. 124.3 sq. metres (1337.5 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 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: 25th June 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.