



PAUL
CARR

Belt Road, Hednesford,
Cannock, WS12 4JP

£235,000

Paul Carr Estate Agents are delighted to present this well-maintained and deceptively spacious two-bedroom semi-detached bungalow, ideally situated on Belt Road in Hednesford. Offered for sale with the added benefit of no onward chain, this attractive home presents an excellent opportunity for downsizers, first-time buyers, or those seeking single-storey living in a convenient location.

The accommodation briefly comprises an entrance porch, a spacious lounge-diner offering ample room for dining, and a well-appointed kitchen providing generous storage and workspace, with direct access to the rear garden.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, alongside a modern family bathroom featuring a large quadrant shower, stylish aqua boarding, and well-appointed fixtures and fittings.

Externally, the property enjoys a generous block-paved driveway providing ample off-road parking, with a covered side carport leading through to a detached garage. To the rear is a low-maintenance garden with side gated access and a summerhouse.

This superb bungalow combines comfortable and practical living with a highly convenient location, benefiting from excellent commuting links and easy access to local amenities. Early viewing is highly recommended to fully appreciate everything this charming home has to offer.

Tenure: We can confirm the property is Freehold.

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

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 Porch
11' 11" x 6' 5" (3.64m x 1.95m)

Lounge
18' 10" x 15' 9" (5.74m x 4.80m)

Kitchen
13' 7" x 6' 4" (4.14m x 1.92m)

Bedroom One
13' 4" x 10' 10" (4.07m x 3.31m)

Bedroom Two
11' 10" x 11' 2" (3.61m x 3.41m)

Bathroom
6' 5" x 6' 4" (1.96m x 1.92m)

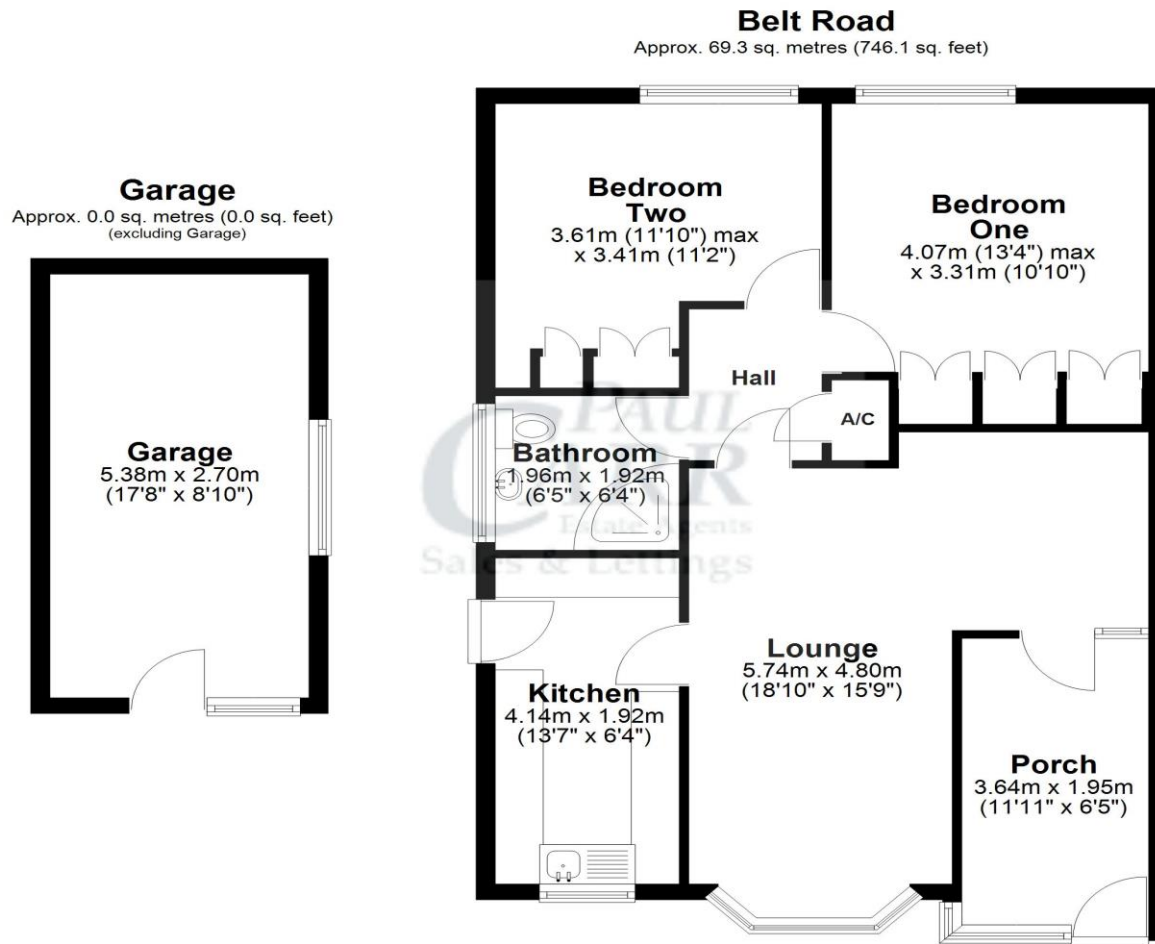
Garage
17' 8" x 8' 10" (5.38m x 2.70m)





Floor Plan

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

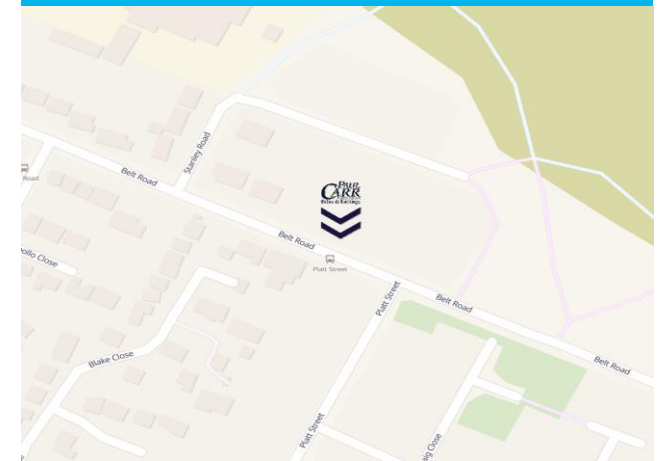


Total area: approx. 69.3 sq. metres (746.1 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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:

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.