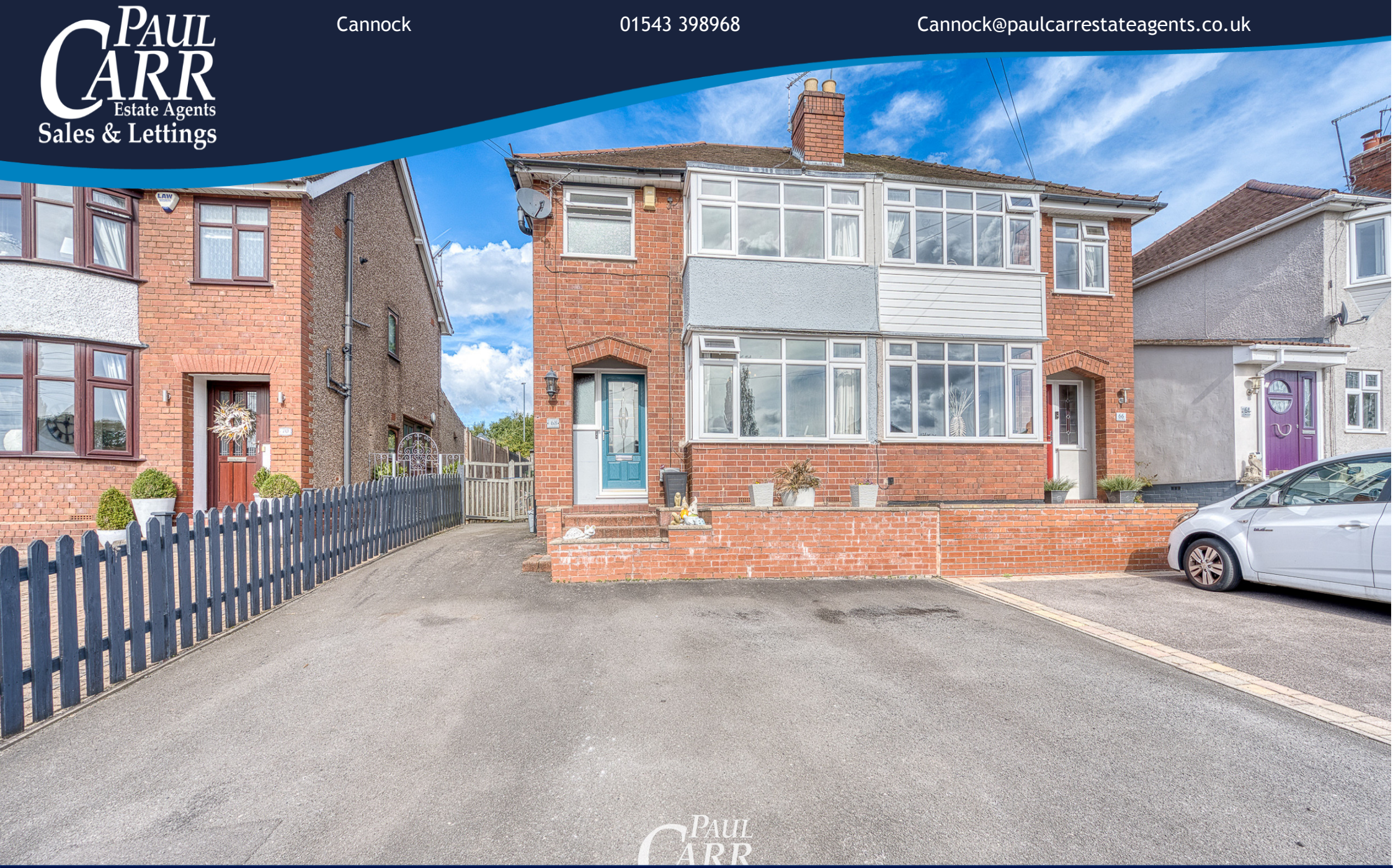
PAUL CARR Estate Agents
Sales & Lettings

Cannock | 01543 398968 | Cannock@paulcarrestateagents.co.uk



Lower Road, Hednesford,
Cannock, WS12 1NB

Offers in the Region Of £280,000

Paul Carr Estate Agents are delighted to present this traditional and substantially extended three-bedroom semi-detached family home, situated on the highly sought-after Lower Road in Hednesford.

The ground floor accommodation briefly comprises a front storm porch leading into a spacious entrance hallway, a open plan bay-fronted lounge-diner, an impressive orangery extension featuring an insulated vaulted ceiling and double french doors opening onto the rear garden. The open-plan kitchen-diner is a true highlight of the home fitted with modern shaker-style cabinetry and a host of integrated appliances, including a fridge-freezer, dishwasher and microwave.

To the first floor are three very well-proportioned double bedrooms, two of which have been extended. The impressive 19ft+ principal bedroom benefits from contemporary fitted wardrobes and a separate dressing area. A modern family bathroom completes the first floor featuring both a bath and a separate shower cubicle.

Externally, the property offers excellent kerb appeal, with a substantial driveway providing parking for multiple vehicles and double gated access to the rear garden. The large rear garden features a generous lawn, mature planted borders, a block-paved seating area, storage shed and greenhouse.

This impressive home offers a fantastic opportunity to secure a traditional family property in a highly desirable residential location, with excellent commuting links and convenient access to Cannock town centre and a wide range of local amenities. Early viewing is highly recommended to fully appreciate the generous accommodation, attractive extensions and superb outdoor space this property 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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Entrance Hall

Lounge-Diner
23' 3" x 10' 11" (7.09m x 3.34m)

Kitchen
12' 3" x 14' 2" (3.73m x 4.32m)

Conservatory
12' 6" x 9' 5" (3.80m x 2.87m)

First Floor Landing

Bedroom One
19' 5" x 10' 6" (5.92m x 3.20m)

Bedroom Two
11' 6" x 10' 8" (3.50m x 3.26m)

Bedroom Three
11' 7" x 6' 11" (3.54m x 2.10m)

Family Bathroom
8' 11" x 5' 7" (2.71m x 1.69m)







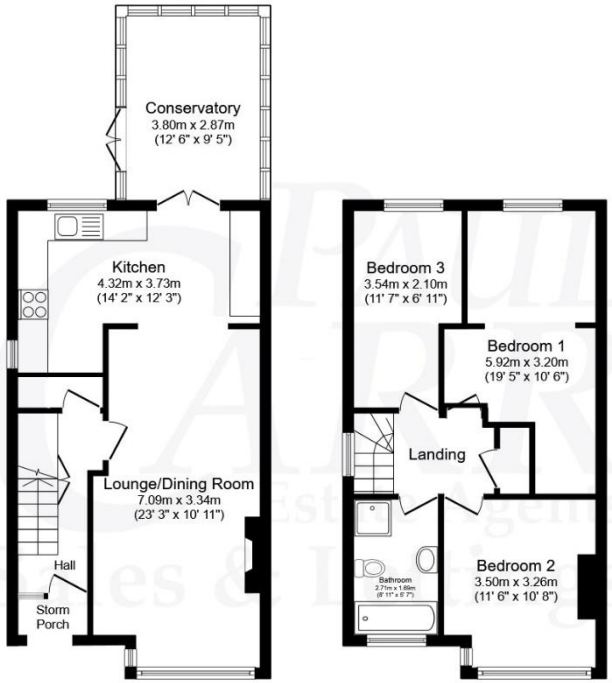






Floor Plan

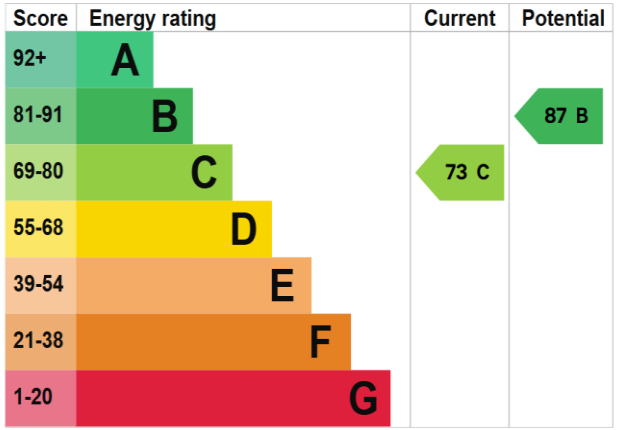
This floor plan is not drawn to scale and is for illustration purposes only



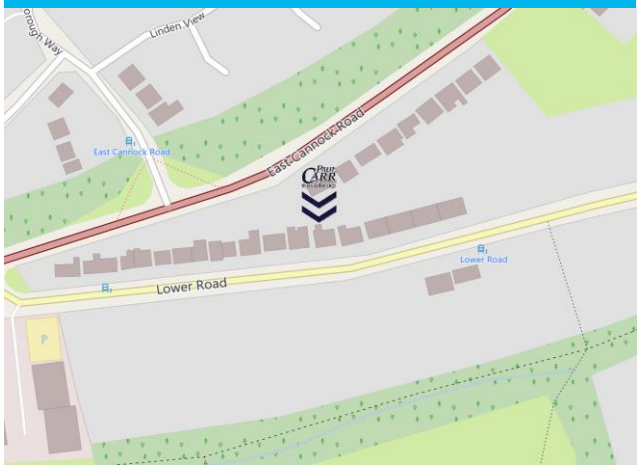
Total floor area: 96.7 sq.m. (1,041 sq.ft.)

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).

Energy Performance Rating



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 September 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.