



Stagborough Way, Hednesford,
Cannock, WS12 1UB

£210,000

Paul Carr Estate Agents are delighted to present this well-presented two-bedroom semi-detached family home, occupying a desirable position on the popular Stagborough Way in Hednesford and offered for sale with no onward chain.

The ground floor accommodation briefly comprises an entrance hall with understairs storage, a spacious bay-fronted lounge measuring over 14ft, and a rear-facing kitchen-diner fitted with solid oak cabinetry and providing direct access onto the rear garden.

To the first floor are two very well-proportioned double bedrooms, with the principal bedroom benefiting from fitted sliding wardrobes spanning the full depth of the room. The accommodation is served by a family bathroom with shower over bath and spacious storage cupboard.

Externally, the property benefits from attractive curb appeal, with a front lawn complemented by planted decorative borders, together with a private side driveway and double gated access leading through to the rear garden. The private south-easterly facing rear garden features a lawn with mature planted borders, a slabbed seating area and storage shed.

This appealing family home represents an excellent opportunity to secure a property in a popular residential location, with the added benefit of being offered for sale with no onward chain. Early viewing is highly recommended to fully appreciate the generous accommodation, attractive gardens and desirable position 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



Entrance Hall

Lounge

14' 6" x 12' 1" (4.42m x 3.68m)

Kitchen-Diner

8' 8" x 12' 1" (2.64m x 3.68m)

First Floor Landing

Bedroom One

8' 5" x 12' 1" (2.57m x 3.68m)

Bedroom Two

8' 3" x 12' 1" (2.51m x 3.68m)

Bathroom

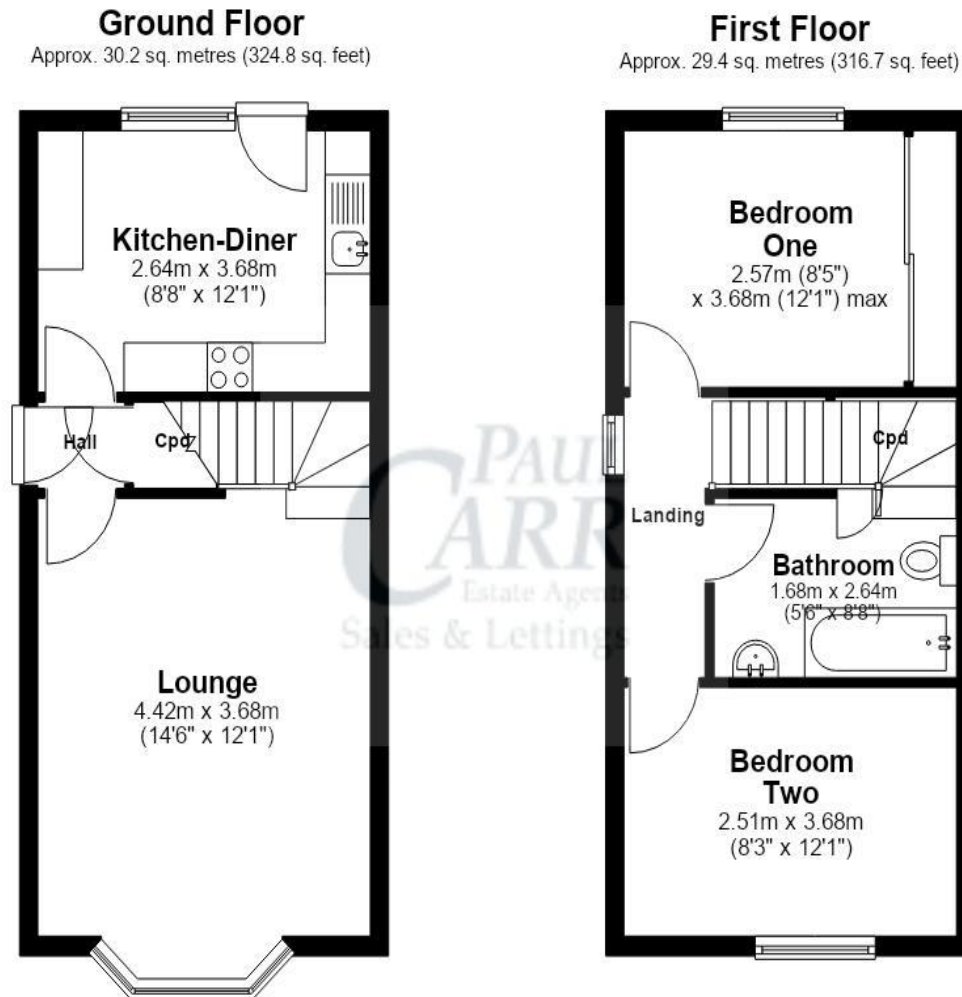
5' 6" x 8' 8" (1.68m x 2.64m)





Floor Plan

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

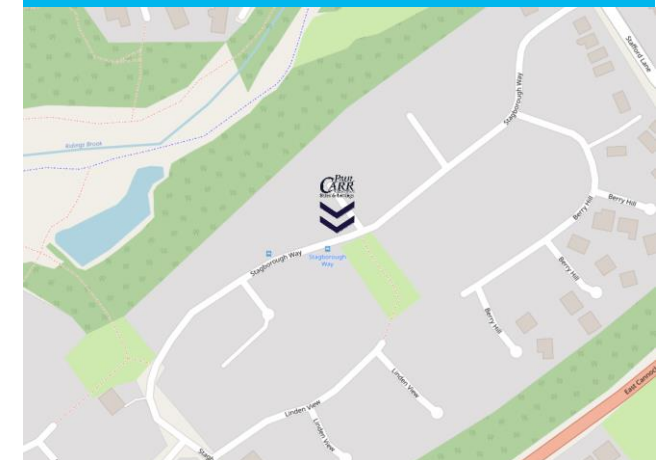


Total area: approx. 59.6 sq. metres (641.5 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 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: 28th 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.