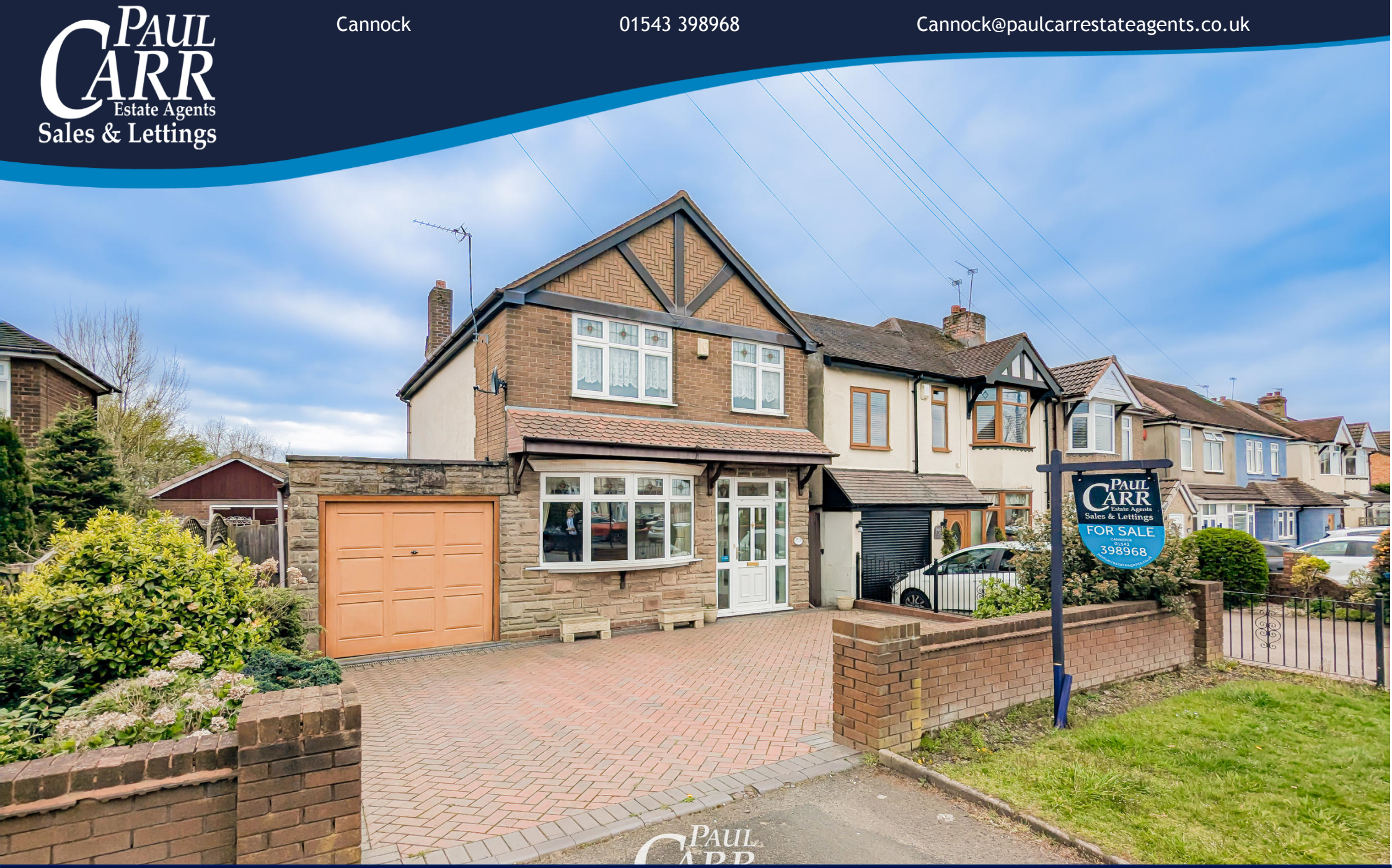
PAUL CARR Estate Agents Sales & Lettings

Cannock 01543 398968 Cannock@paulcarrestateagents.co.uk



Hill Street, Hednesford
Cannock, WS12 2DR

£285,000

Paul Carr Estate Agents are delighted to present this generously extended three-bedroom detached traditional family home, having been thoughtfully extended to both the front and rear, situated on the highly desirable Hill Street in Hednesford and offered with no onward chain.

The ground floor accommodation briefly comprises an inviting entrance hall, a convenient guest cloakroom, a well-presented kitchen fitted with classic shaker-style cabinetry, and three versatile reception rooms offering flexible living.

To the first floor are three very well-proportioned bedrooms, along with a stylish and well-appointed family bathroom featuring contemporary aqua boarding and a modern walk-in shower.

Externally, the property benefits from a block-paved driveway providing off-road parking for multiple vehicles, leading to a garage offering additional storage or parking potential.

To the rear, the property enjoys a generous south-westerly facing garden with mature planted borders, creating an ideal space for outdoor relaxation and entertaining. This superb home presents an excellent opportunity to acquire a spacious property in a sought-after location, with convenient access to local amenities, schools, and transport links.

Early viewing is highly recommended to fully appreciate the accommodation on offer.


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Entrance Porch

Entrance Hallway

Lounge 3.18

Dining Room 11' 8" x 10' 5" (3.56m x 3.18m)

Kitchen 13' 9" x 5' 11" (4.18m x 1.81m)

Family Room 9' 7" x 10' 5" (2.91m x 3.18m)

Downstairs Cloakroom

First Floor Landing

Bedroom One 16' 7" x 10' 5" (5.06m x 3.18m)

Bedroom Two 11' 10" x 10' 5" (3.60m x 3.18m)

Bedroom Three 12' 4" x 5' 11" (3.75m x 1.81m)

Family Bathroom 7' 9" x 5' 11" (2.36m x 1.81m)

Garage 16' 8" x 8' 4" (5.08m x 2.55m)







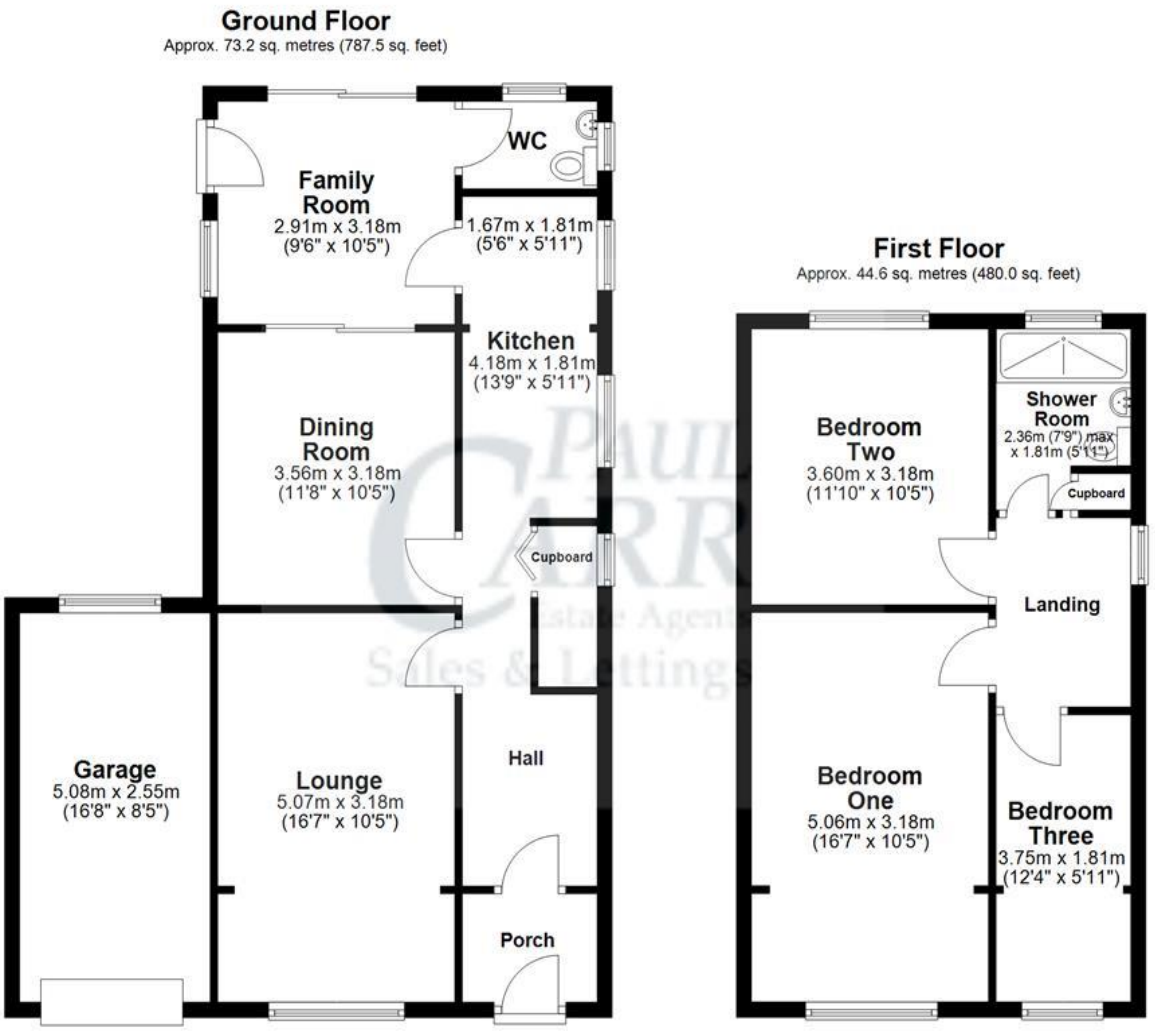






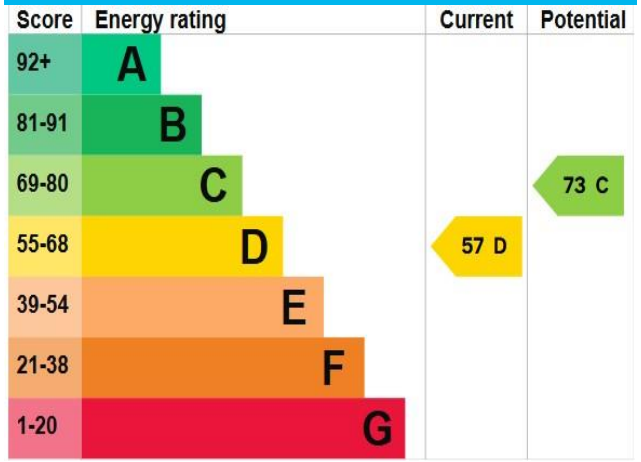
Floor Plan

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

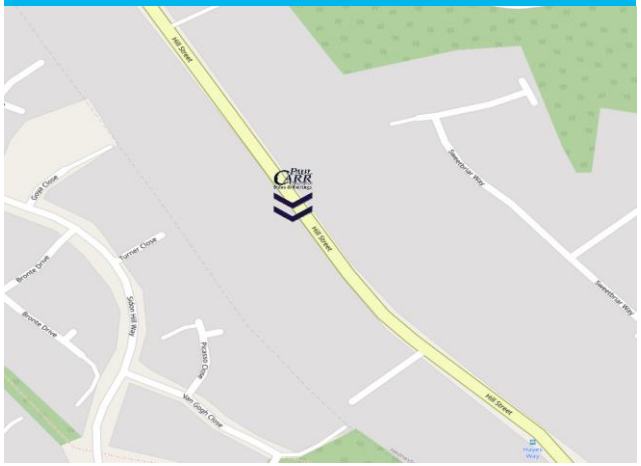


Total area: approx. 117.7 sq. metres (1267.4 sq. feet)

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: 29th July 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 £47.50 + VAT (£57 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.