



Brooke Road, Hednesford
Cannock, WS12 4HH

£195,000

Paul Carr Estate Agents are delighted to present this well-presented two-bedroom semi-detached family home, situated in the heart of Hednesford and offered for sale with no onward chain.

The ground floor accommodation briefly comprises an entrance hall with access to a spacious lounge-diner, a convenient downstairs cloakroom. The lounge-diner measures over 18ft and benefits from dual-aspect windows. The modern kitchen is fitted with contemporary cabinetry and further benefits from a useful pantry and side garden access.

To the first floor are two very well-proportioned bedrooms, including a dual-aspect principal bedroom which benefits from built-in wardrobes. Completing the accommodation is a well-presented family bathroom. Externally, the property occupies a generous frontage with side gated access. To the side is a useful storm porch with a coal store cupboard, providing additional practical storage. The private south-westerly facing rear garden features a lawn and slabbed seating area.

This attractive home offers an excellent opportunity to secure a well-proportioned semi-detached property in a convenient and established residential location. Situated in the heart of Hednesford, the property provides access to a range of local amenities, schools and transport links, whilst Cannock town centre and wider commuting routes are also within easy reach. Offered for sale with no onward chain, early viewing is highly recommended to fully appreciate the spacious accommodation, generous outdoor space and convenient location this superb home has to offer.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on 01922 701001

or via greatwyrley@paulcarrestateagents.co.uk



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Entrance Hall

Lounge-Diner
18' 8" x 11' 3" (5.70m x 3.44m)

Kitchen
11' 0" x 8' 6" (3.36m x 2.58m)

Downstairs Cloakroom
7' 4" x 3' 1" (2.24m x 0.94m)

First Floor Landing

Bedroom One
15' 3" x 11' 11" (4.66m x 3.62m)

Bedroom Two
11' 0" x 11' 6" (3.36m x 3.51m)

Bathroom
6' 9" x 5' 4" (2.06m x 1.63m)





Floor Plan

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

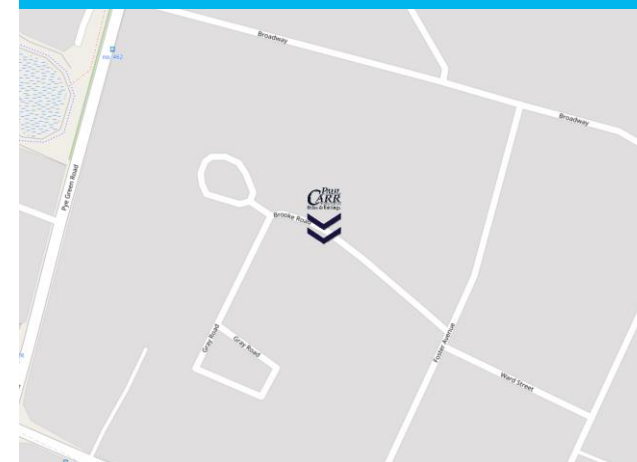


Total area: approx. 81.8 sq. metres (880.6 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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 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.