



Pitmen Way, Hednesford,
Cannock, WS12 2EA

£250,000

Paul Carr Estate Agents are delighted to present this modern and well-presented three-bedroom semi-detached family home, situated on the popular Pitmen Way in Hednesford.

The ground floor accommodation briefly comprises a spacious entrance hallway, a stylish modern kitchen fitted with contemporary cabinetry and a host of integrated appliances, and a generously sized 15ft+ lounge-diner. The impressive reception space benefits from a feature media wall and double french doors providing direct access onto the rear garden. Completing the ground floor is a convenient downstairs cloakroom.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. The remaining bedrooms are served by a well-presented family bathroom.

Externally, the property enjoys attractive curb appeal with a front lawn and private driveway providing parking for multiple vehicles, together with useful side gated access. The well-presented rear garden features a lawn, decked seating area and side access, with a useful storage shed for further practicality.

This impressive modern family home offers an excellent opportunity to secure a property in a popular residential location, with convenient access to a range of local amenities and excellent commuting links. Early viewing is highly recommended to fully appreciate the quality, space and convenience 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 C.

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



PAUL
CARR
Estate Agents
Sales & Lettings

Entrance Hall

Lounge

12' 0" x 15' 6" (3.67m x 4.72m)

Kitchen

11' 3" x 10' 0" (3.42m x 3.06m)

Downstairs Cloakroom

Bedroom One

11' 1" x 15' 6" (3.38m x 4.72m)

Master En-Suite

5' 6" x 5' 9" (1.68m x 1.75m)

Bedroom Two

8' 8" x 10' 10" (2.64m x 3.29m)

Bedroom Three

6' 9" x 12' 1" (2.06m x 3.69m)

Family Bathroom

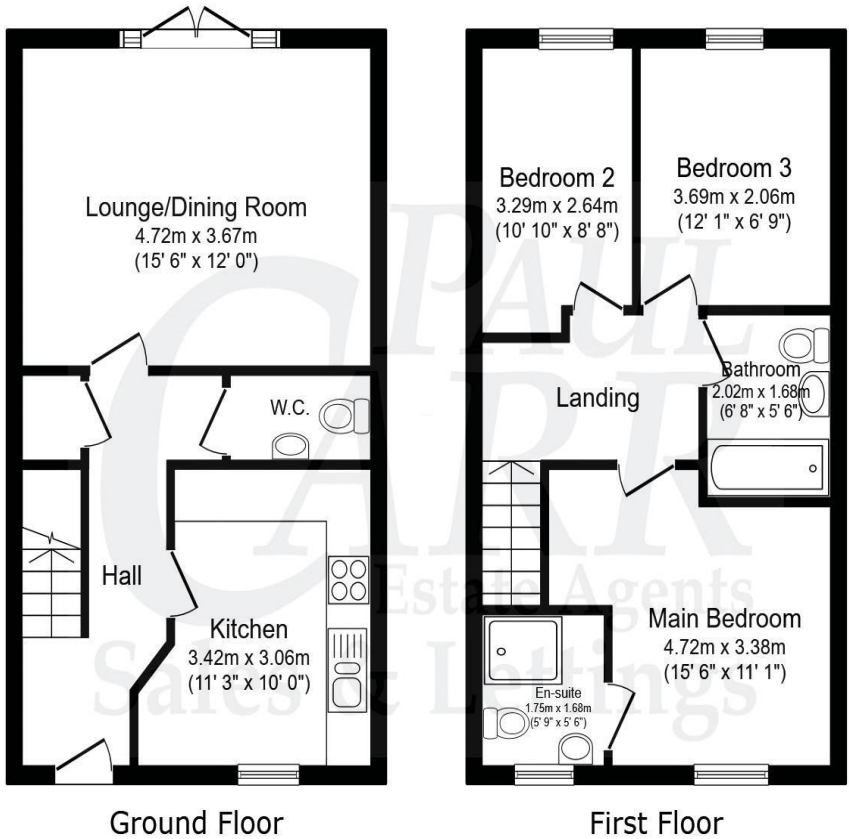
6' 8" x 5' 6" (2.02m x 1.68m)





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location



Total floor area: 78.1 sq.m. (841 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).





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: 9th 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.