



Hednesford Road, Heath Hayes,
Cannock, WS12 3HL

£90,000

Paul Carr Estate Agents are delighted to present this recently renovated and well-presented first-floor apartment, situated on Hednesford Road in the highly sought-after area of Heath Hayes. Offered for sale with no onward chain, this attractive property provides an excellent opportunity for first-time buyers or buy-to-let investors.

The accommodation briefly comprises an open plan kitchen-living area, featuring a modern fitted kitchen with integrated appliances and ample space for both dining and relaxation. The property further benefits from a generous double bedroom and a well-appointed bathroom, complete with a shower cubicle and stained-glass window.

Externally, the apartment benefits from access to a south-facing shared composite decked area, providing an appealing outdoor space and accessed via a cast-iron staircase. To the rear of the property, there is a shared car park with one allocated parking space for the apartment.

A new lease is currently being finalised, with low fees, further enhancing the appeal of this property as both a first-time purchase and investment opportunity.

Situated in a popular residential location, the property enjoys excellent access to a range of local amenities, transport links and highly regarded school catchments. With its recent renovation, attractive outdoor space, allocated parking and no onward chain, early viewing is highly recommended to fully appreciate this superb apartment.

Tenure: We can confirm the property is Leasehold.

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

Services Connected: 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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Kitchen-Living Area

15' 4" x 11' 9" (4.68m x 3.58m)

Bedroom

8' 9" x 11' 9" (2.66m x 3.58m)

Bathroom

3' 6" x 7' 10" (1.07m x 2.40m)





Floor Plan

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

Hednesford Road
Approx. 26.6 sq. metres (286.7 sq. feet)

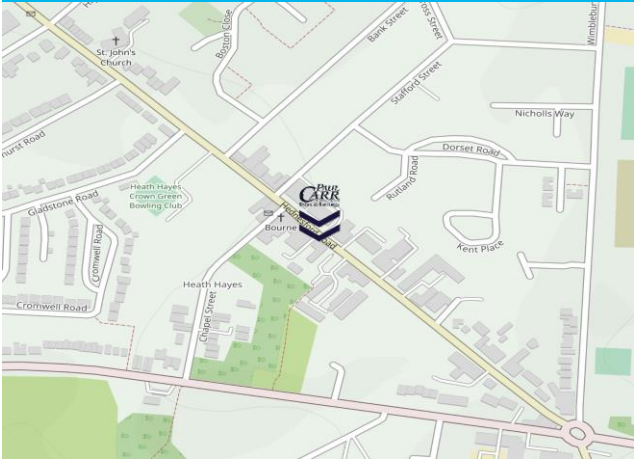


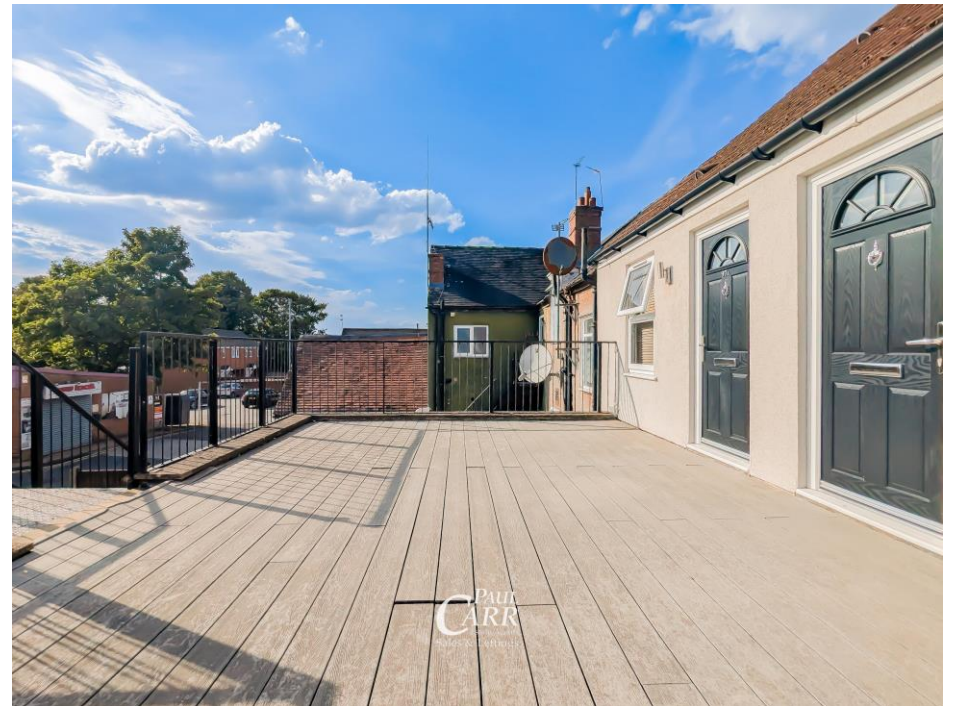
Total area: approx. 26.6 sq. metres (286.7 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 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 August 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.