



Gray Road, Hednesford  
Cannock, WS12 4HJ

£174,500

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Paul Carr Estate Agents are delighted to market this semi-detached, chain-free Bungalow near Pye Green in the heart of Cannock - providing excellent access to local amenities, transport links and schools.

This property briefly comprises an Entrance Porch, Central Hall, bay-fronted Lounge, Kitchen, Family Bathroom and double Bedroom leading to the rear garden.

Situated on a private plot, the property frontage features an imprinted concrete driveway with space for multiple vehicles. The private rear garden is primarily laid to lawn with slabbed seating area and storage shed.





### 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: 19th February 2025

## Property Specification

One Bedroom Bungalow  
Spacious Bay-Fronted Lounge  
Imprinted Concrete Driveway For Multiple Vehicles  
Private Rear Garden  
Excellent Commuting Links  
No Chain

**Entrance Porch**

**Hall**

**Kitchen**

**8' 11" x 6' 5" (2.72m x 1.95m)**

**Lounge**

**14' 6" x 11' 11" (4.41m x 3.62m)**

**Bedroom One**

**9' 11" x 11' 11" (3.01m x 3.62m)**

**Family Bathroom**

**5' 8" x 6' 5" (1.72m x 1.95m)**

**External**

### Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage  
Council tax band: A  
Tenure: Freehold

# Floor Plan

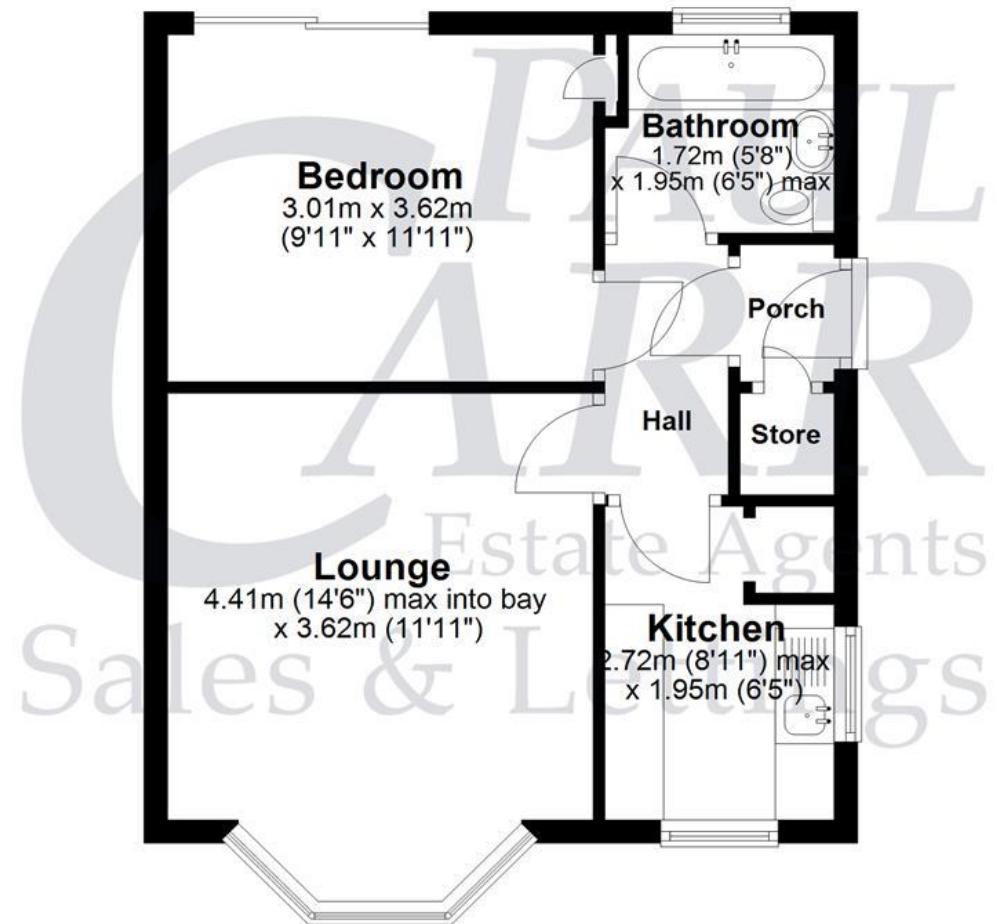
This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

### Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



## Map Location

