



Pitmen Way, Hednesford
Cannock, WS12 2EA

£270,000

Hednesford

£270,000



Paul Carr Estate Agents are delighted to bring to market this well presented and contemporary three-bedroom detached family home, ideally situated on a generous plot within a desirable residential development in Hednesford. This property presents an excellent opportunity for buyers seeking a well-maintained and move-in ready home.

Boasting well-proportioned and thoughtfully arranged living space, the ground floor features an entrance hallway, a stylish high-gloss fitted kitchen with dining area, a spacious lounge and a convenient downstairs cloakroom.

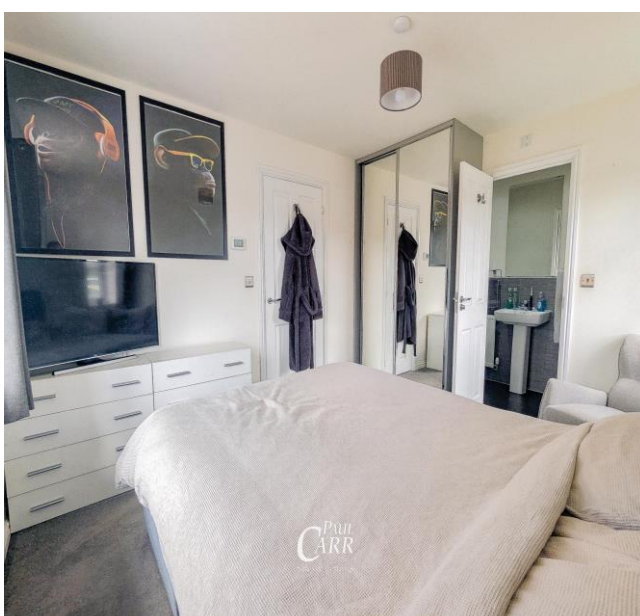
Upstairs, the home offers three well-sized double bedrooms, including a principal bedroom benefitting from its own en-suite shower room, along with a modern family bathroom.

Outside, the home stands out with its excellent kerb appeal. A tarmac driveway provides generous off-road parking and leads to an attached garage.

The private rear garden is ideal for both entertaining and everyday family life, featuring an artificial lawn, raised decorative beds, rear access to the garage, and a secure gated side entrance.

Positioned within the catchment area for several well-regarded primary schools - including Five Ways, St Peter's CE, and St Joseph's Catholic Primary, all rated 'Good' by Ofsted - this property is also within easy reach of Kingsmead School for secondary education. For commuters, Hednesford Train Station offers direct services to Birmingham, and there is convenient access to the A460 and M6 Toll Road, ensuring excellent connectivity across the region.





Property Specification

Three Bedroom Detached Property
Modern Kitchen-Diner With High Gloss Units
Three Double Bedrooms
Two Bathrooms & Downstairs Cloakroom
South-Easterly Facing Garden

Entrance Hall

Lounge 16' 8" x 9' 10" (5.07m x 2.99m)

Kitchen-Diner 16' 8" x 9' 7" (5.07m x 2.92m)

Downstairs Cloakroom 6' 1" x 3' 6" (1.85m x 1.06m)

First Floor Landing

Bedroom One 12' 5" x 10' 1" (3.79m x 3.07m)

Master En-Suite Bathroom 3' 10" x 10' 1" (1.18m x 3.07m)

Bedroom Two 9' 4" x 9' 7" (2.84m x 2.92m)

Bedroom Three 7' 1" x 9' 7" (2.15m x 2.92m)

Family Bathroom 5' 7" x 7' 0" (1.69m x 2.13m)

Garage 17' 0" x 8' 8" (5.17m x 2.63m)

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: 3rd September 2025

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.

Viewer's Note:

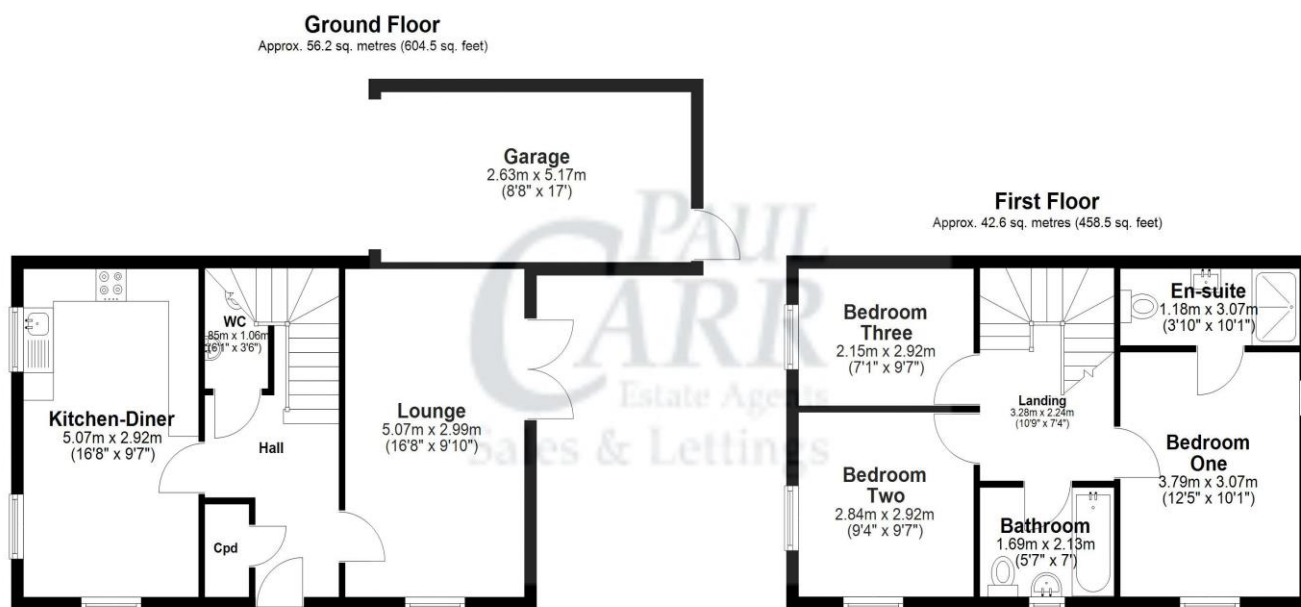
Services connected: Gas, Electricity, Water, Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

