



PAUL  
CARR

Pitmen Way, Hednesford,  
Cannock, WS12 2EA

**£250,000**

Paul Carr Estate Agents are delighted to present this well-presented three-bedroom semi-detached family home, ideally situated on the popular Pitmen Way in Hednesford and offered with no onward chain.

The ground floor accommodation briefly comprises a generous entrance hallway, a modern front-facing kitchen fitted with contemporary units and integrated appliances, a spacious rear lounge-diner providing with access to the rear garden, with a downstairs cloakroom completes the ground floor.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom featuring an en-suite. A contemporary family bathroom, finished to a high standard, serves the remaining bedrooms.

Externally, the property frontage benefits from a lawn area with adjacent driveway for two vehicles and side gated access leading to the rear garden. The rear garden is primarily laid to lawn with a raised decked seating area, slabbed area with storage shed and side gated access.

This family home is perfectly suited to first-time buyers, growing families and enjoys excellent commuting links with convenient access to major road networks and local transport connections. Early viewing is highly recommended to fully appreciate all that this fantastic 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](mailto:Cannock@paulcarrestateagents.co.uk)



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**Entrance Hall**

**Kitchen**

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

**Lounge-Diner**

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

**Downstairs Cloakroom**

**3' 5" x 6' 1" (1.05m x 1.85m)**

**First Floor Landing**

**Bedroom One**

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

**Master En-Suite**

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

**Bedroom Two**

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

**Bedroom Three**

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

**Family Bathroom**

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



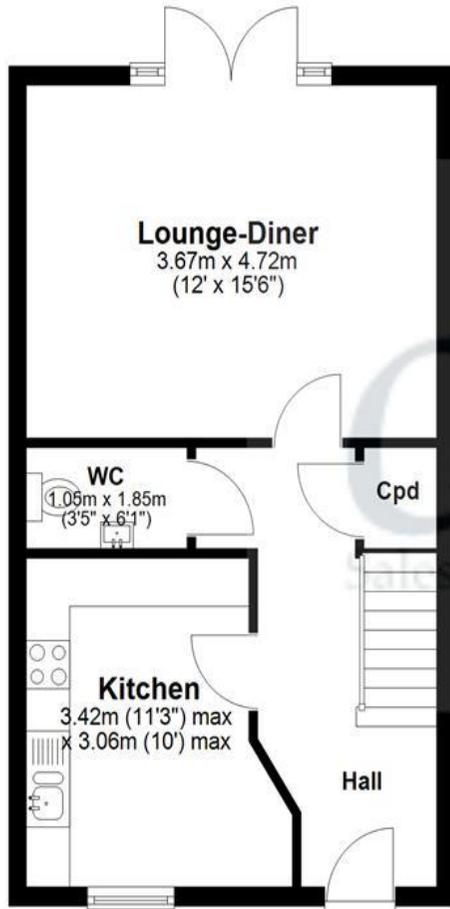


# Floor Plan

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

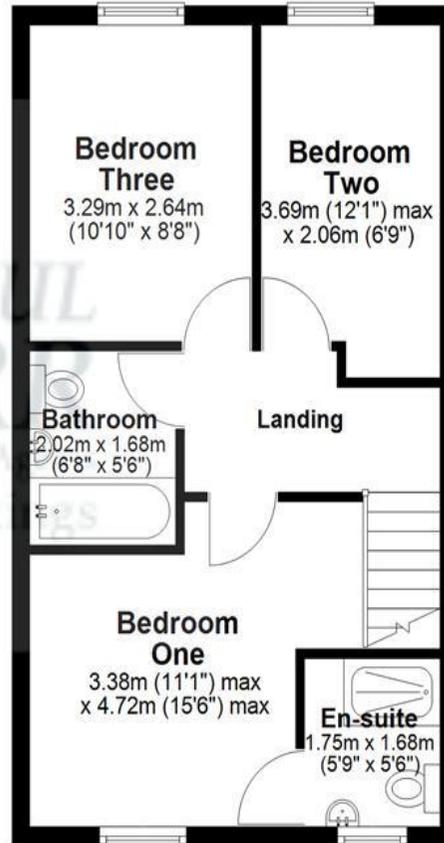
## Ground Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)

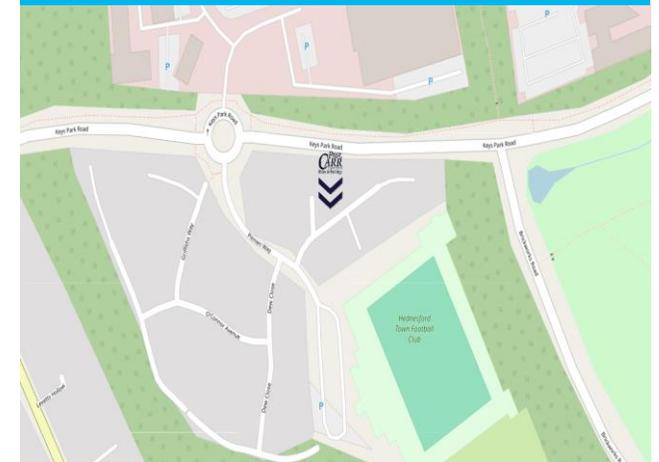


Total area: approx. 79.2 sq. metres (852.6 sq. feet)

## 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







### 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: 27th February 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.

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