



Wassell Street, Hednesford,  
Cannock, WS12 4XE

£270,000

Paul Carr Estate Agents are delighted to offer for sale this spacious and well-presented three-bedroom semi-detached family home, occupying a desirable corner plot on the popular Deers Rise development in Hednesford. Offered with no onward chain, the property provides generous accommodation and benefits from convenient access to local schools, amenities and transport links.

Deceptively spacious throughout, the ground floor comprises a 16ft+ lounge, a modern open-plan kitchen-diner featuring high-gloss cabinetry and double French doors opening onto the rear garden, along with a useful downstairs cloakroom.

To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property is approached via a slabbed pathway with a small lawned frontage and benefits from a private side driveway providing off-road parking for two vehicles, with gated access leading to the rear garden. The landscaped rear garden features an Indian sandstone patio seating area, adjacent lawn with decorative planted borders, and a summerhouse, creating an ideal space for outdoor enjoyment.

This attractive home is ideally suited to families or buyers seeking a peaceful yet well-connected location. With no onward chain and excellent potential to personalise, early viewing is highly recommended.

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

### Lounge

16' 2" x 11' 9" (4.93m x 3.59m)

### Kitchen-Diner

10' 6" x 15' 0" (3.20m x 4.57m)

### Downstairs Cloakroom

5' 3" x 3' 6" (1.60m x 1.07m)

### First Floor Landing

### Bedroom One

13' 5" x 7' 11" (4.08m x 2.42m)

### Master En-Suite

4' 6" x 7' 11" (1.36m x 2.42m)

### Bedroom Two

10' 3" x 7' 11" (3.12m x 2.42m)

### Bedroom Three

8' 9" x 6' 4" (2.67m x 1.92m)

### Family Bathroom

5' 6" x 6' 4" (1.68m x 1.92m)



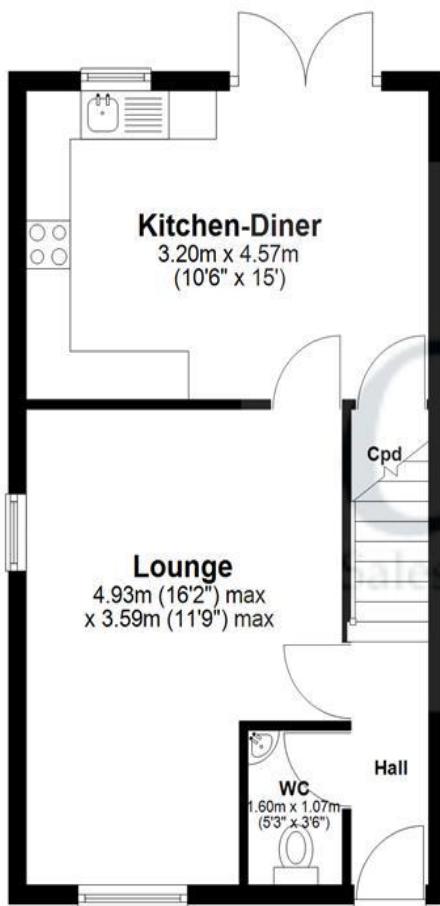


# Floor Plan

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

## Ground Floor

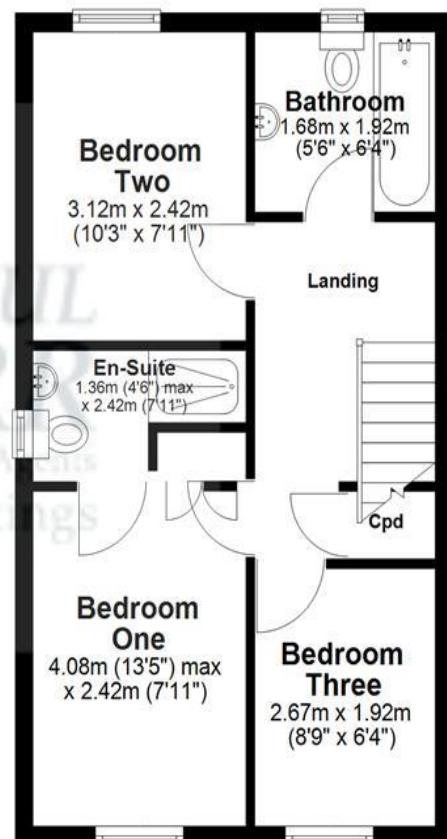
Approx. 37.6 sq. metres (404.8 sq. feet)



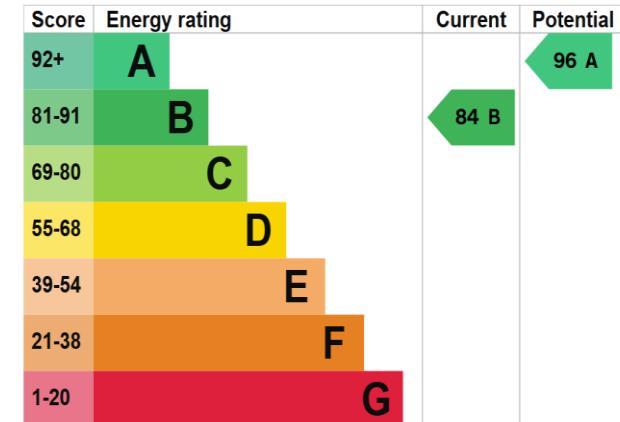
Total area: approx. 74.1 sq. metres (797.4 sq. feet)

## First Floor

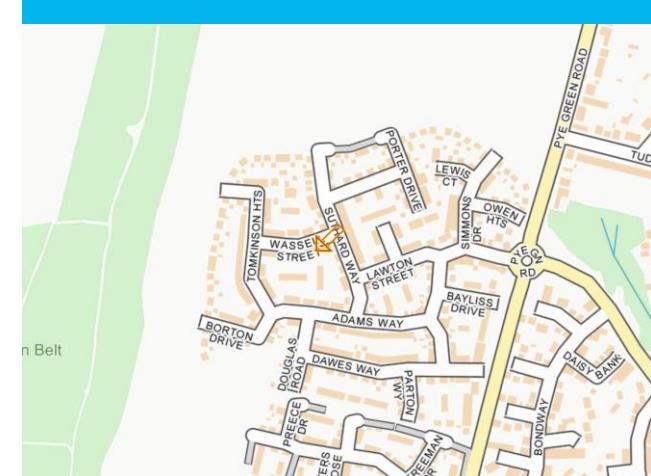
Approx. 36.5 sq. metres (392.5 sq. feet)



## Energy Performance Rating



## Map Location







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### 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 January 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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