



Coppermill Close, Hednesford,
Cannock, WS12 4SQ

PAUL
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£215,000

Paul Carr Estate Agents are delighted to present this stylish and immaculately maintained two-bedroom semi-detached home, occupying a generous corner plot and offering modern living throughout.

The ground floor accommodation briefly comprises an entrance hall leading into a beautifully presented open-plan living space, with the lounge flowing seamlessly into the recently fitted contemporary kitchen. This sociable layout is enhanced by stunning LVT herringbone flooring running throughout the entire ground floor. The kitchen itself features sleek high-gloss cabinetry, a range of integrated appliances, and a stylish breakfast bar.

To the first floor are two well-proportioned bedrooms, both tastefully decorated, along with a modern and well-appointed family bathroom.

Set on a generous corner plot, the property benefits from a spacious tarmac driveway providing off-road parking for multiple vehicles. The rear garden is a particular highlight, featuring an attractive Indian sandstone seating area, complemented by low-maintenance artificial turf, and benefitting from a desirable open aspect over a nature area to the rear, creating a wonderful sense of privacy and outlook. A substantial garden room completes the outdoor space, offering fantastic potential for a home office or additional storage.

This superb home presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a property ready to move straight into. Early viewing is highly recommended to fully appreciate the quality, space, and versatility on offer.

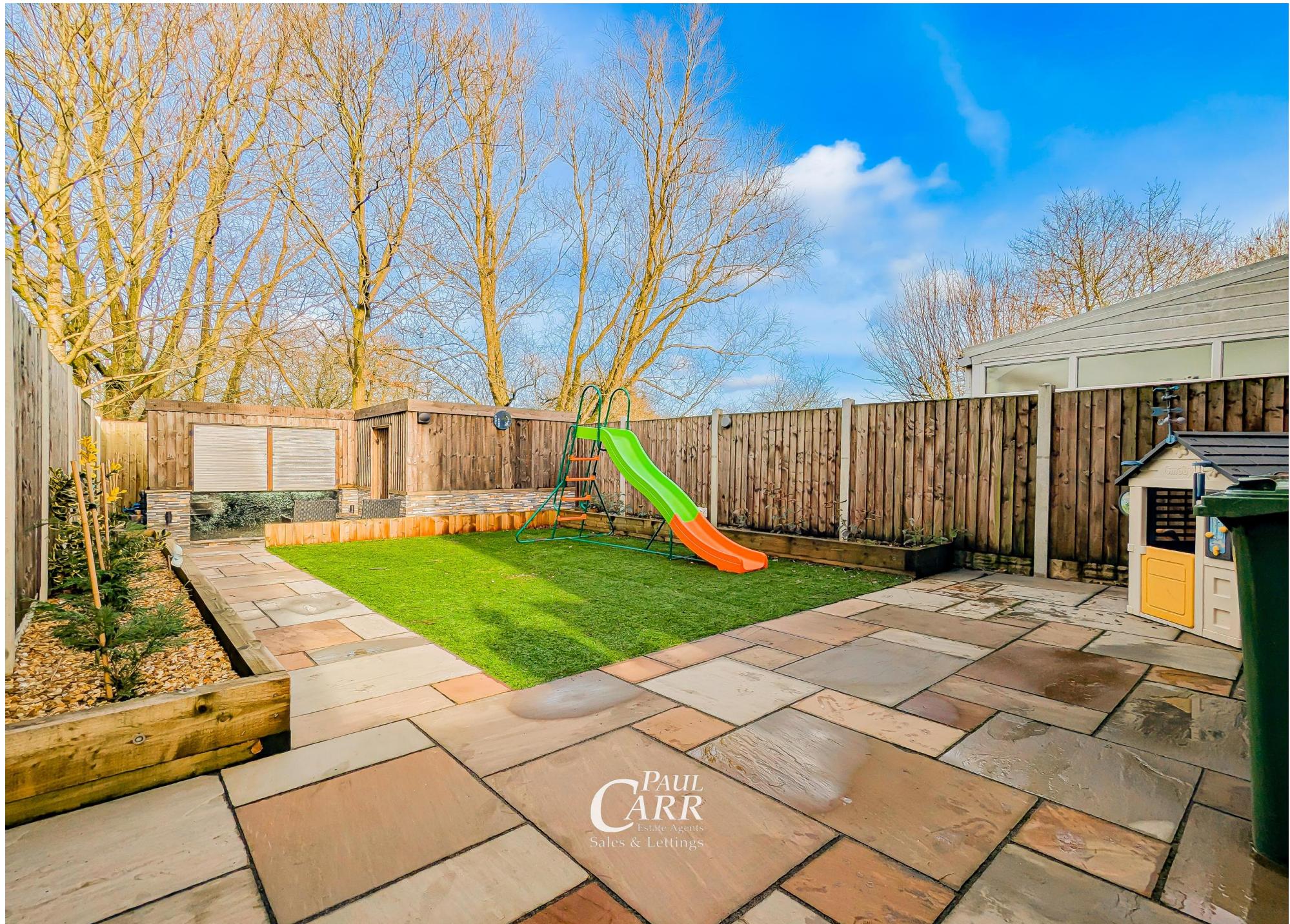
Tenure: We can confirm the property is Freehold.

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

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



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Entrance Hall

Lounge Area

13' 7" x 9' 11" (4.13m x 3.02m)

Kitchen

7' 8" x 13' 2" (2.33m x 4.02m)

First Floor Landing

Bedroom One

12' 2" x 13' 2" (3.70m x 4.02m)

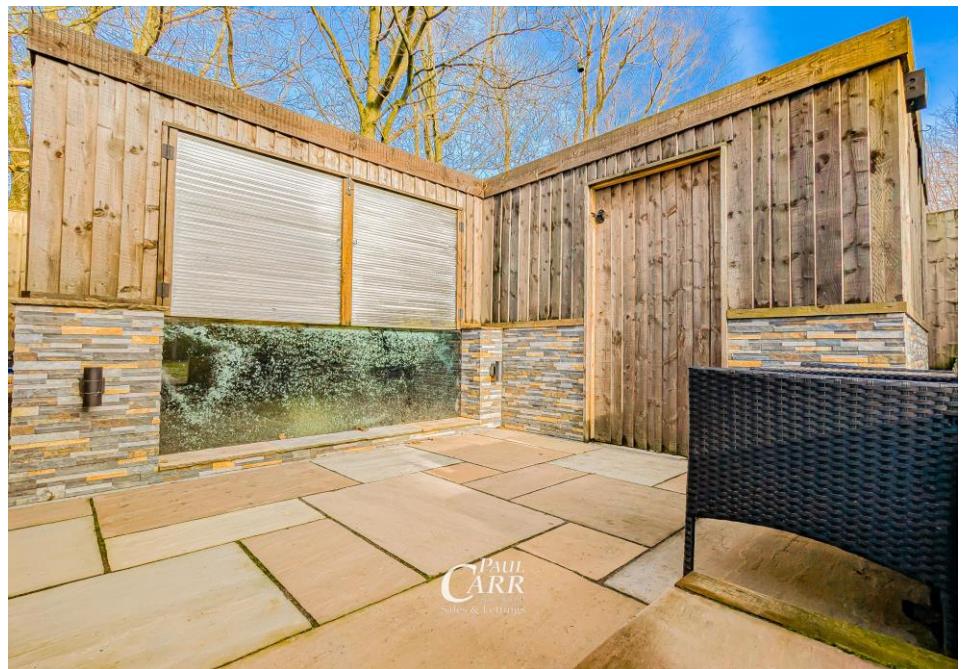
Bedroom Two

9' 1" x 5' 10" (2.76m x 1.78m)

Family Bathroom

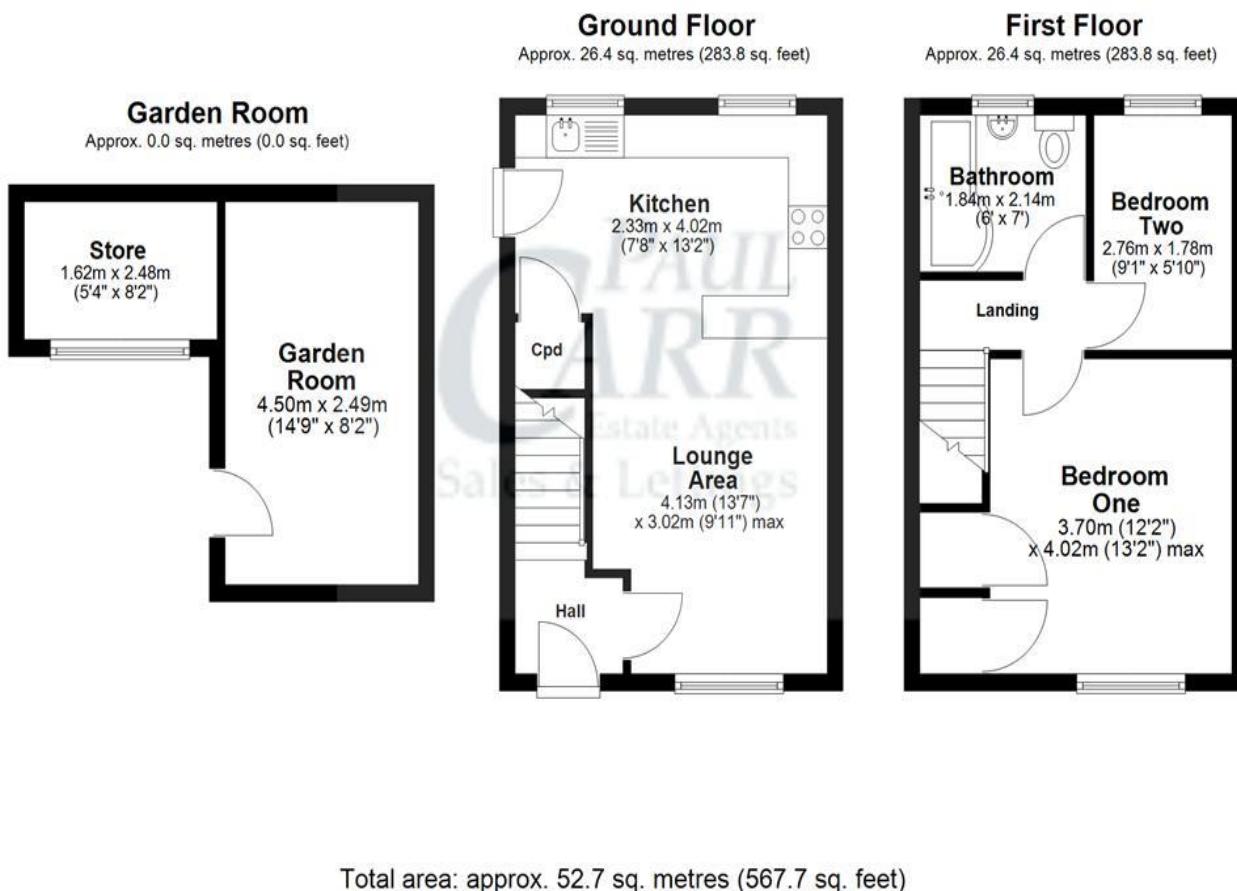
6' 0" x 7' 0" (1.84m x 2.14m)



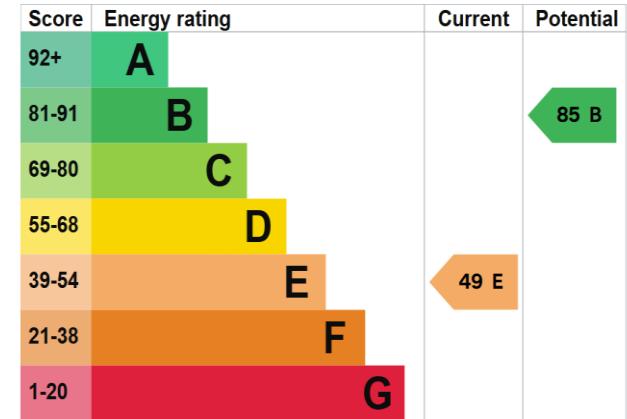


Floor Plan

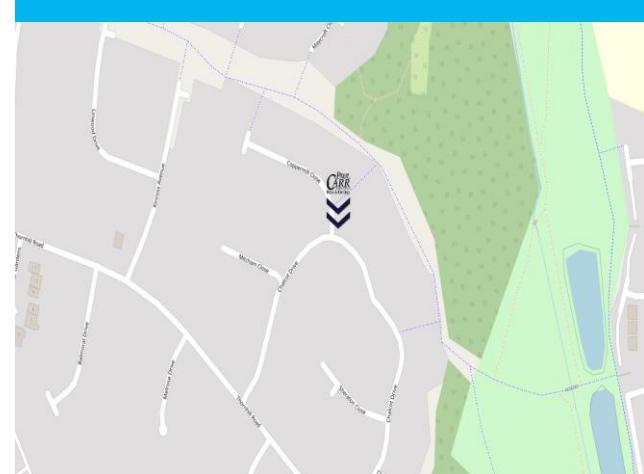
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



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:

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.