



Matthews Drive, Hednesford
Cannock, WS12 4FX

£245,000

Paul Carr Estate Agents are delighted to present this spacious and well presented three-bedroom semi-detached family home, set on a corner plot within a quiet cul-de-sac in Hednesford. Offered with no onward chain, this well-maintained property provides generous living space and enjoys easy access to local schools, amenities and transport links.

Deceptively roomy throughout, the accommodation includes a 14ft+ lounge with log burner fire, a kitchen-diner with understairs pantry storage, rear hallway opening to the garden as well as a downstairs cloakroom for further convenience.

The first floor benefits from three well-proportioned bedrooms and a modern family bathroom.

Externally, the property is approached via a slabbed pathway with adjacent lawn and tarmac driveway for two vehicles with side gated access to the rear garden. The landscaped rear garden is primarily laid with artificial turf but also features a slabbed seating area and side storage area with gated access.

This delightful home is perfect for families or buyers seeking a peaceful yet well-connected setting. With no chain and excellent potential to personalise, early viewing is strongly recommended.

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



Lounge
14' 6" x 15' 0" (4.43m x 4.57m)

Kitchen-Diner
15' 1" x 10' 4" (4.59m x 3.15m)

Downstairs Cloakroom
5' 11" x 4' 4" (1.80m x 1.32m)

Rear Hall

First Floor Landing

Bedroom One
10' 11" x 15' 0" (3.32m x 4.57m)

Bedroom Two
13' 11" x 7' 7" (4.25m x 2.31m)

Bedroom Three
9' 10" x 7' 1" (3.00m x 2.16m)

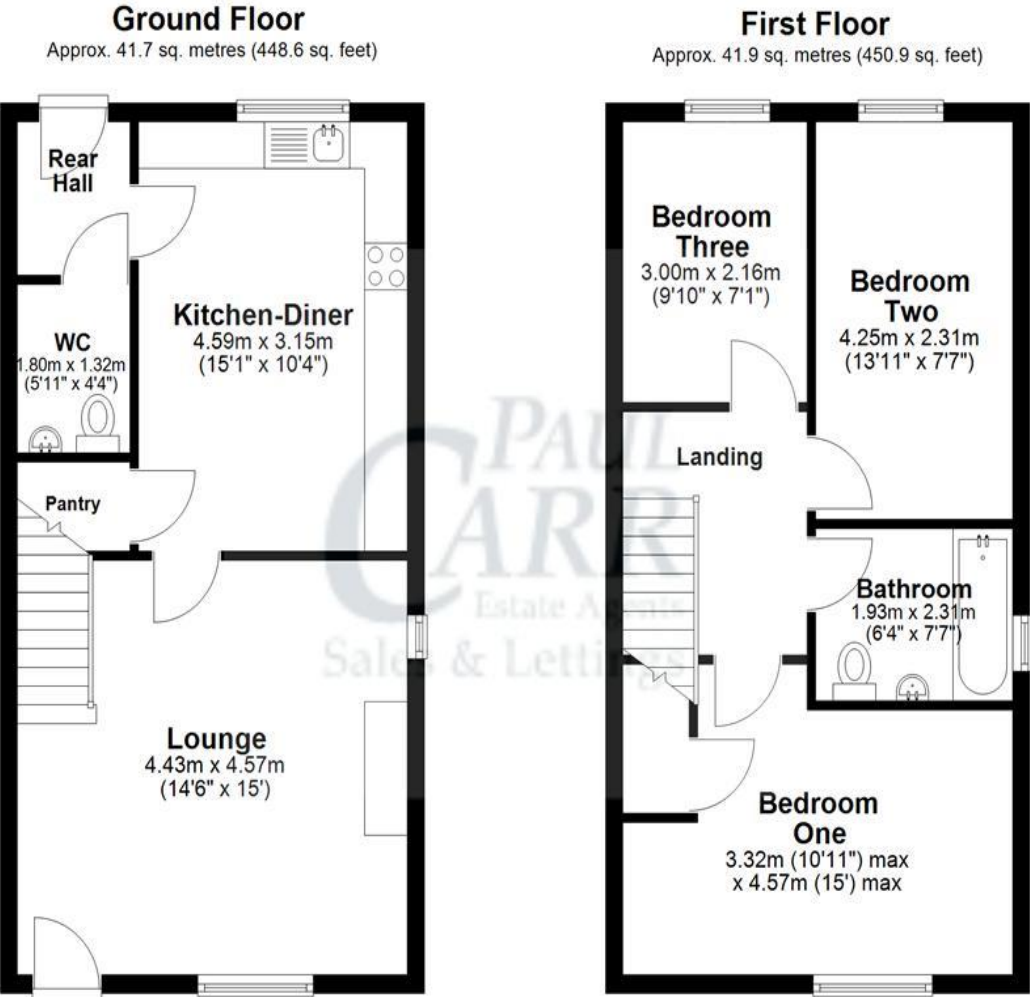
Family Bathroom
6' 4" x 7' 7" (1.93m x 2.31m)





Floor Plan

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

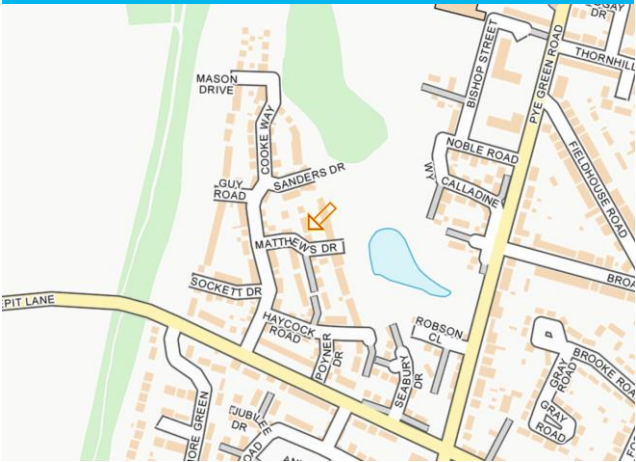


Total area: approx. 83.6 sq. metres (899.5 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 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: 7th 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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