



O'Connor Avenue, Hednesford
Cannock, WS12 2EU

£310,000

Paul Carr Estate Agents are pleased to present this beautifully presented, modern three-bedroom detached family home, ideally positioned in a quiet cul-de-sac in Hednesford.

This stylish property offers spacious and versatile accommodation, perfect for growing families. Upon entering, you are welcomed by an inviting entrance hall leading through to a contemporary open-plan kitchen, featuring sleek high-gloss cabinetry, under-cabinet lighting, and a range of integrated modern appliances. The generously sized 20ft+ lounge-diner provides a fantastic space for relaxing or entertaining, with direct access to the rear garden. A convenient downstairs cloakroom completes the ground floor layout.

Upstairs, the property boasts three well-proportioned double bedrooms. The principal suite benefits from a modern en-suite bathroom, while the remaining two bedrooms are served by a contemporary family bathroom. The first floor landing also provides access to a partially boarded loft with fitted shelving, power and lighting.

Externally, the home is set on an enviable plot with a block-paved driveway providing off-road parking for multiple vehicles and access to a garage. The rear garden is designed for low-maintenance living, offering a generous lawn, a slabbed seating area, and secure side gated access.

A fantastic opportunity to secure a turn-key family home in a sought-after location — early viewing is highly 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



PAUL
CARR
Estate Agents
Sales & Lettings

Entrance Hallway

Kitchen

11' 1" x 8' 7" (3.39m x 2.62m)

Lounge-Diner

12' 11" x 20' 8" (3.94m x 6.29m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

13' 7" x 10' 11" (4.14m x 3.32m)

Master En-Suite

6' 10" x 5' 1" (2.09m x 1.54m)

Bedroom Two

9' 8" x 11' 9" (2.94m x 3.57m)

Bedroom Three

9' 8" x 8' 4" (2.94m x 2.54m)

Family Bathroom

6' 10" x 8' 4" (2.09m x 2.54m)

Garden

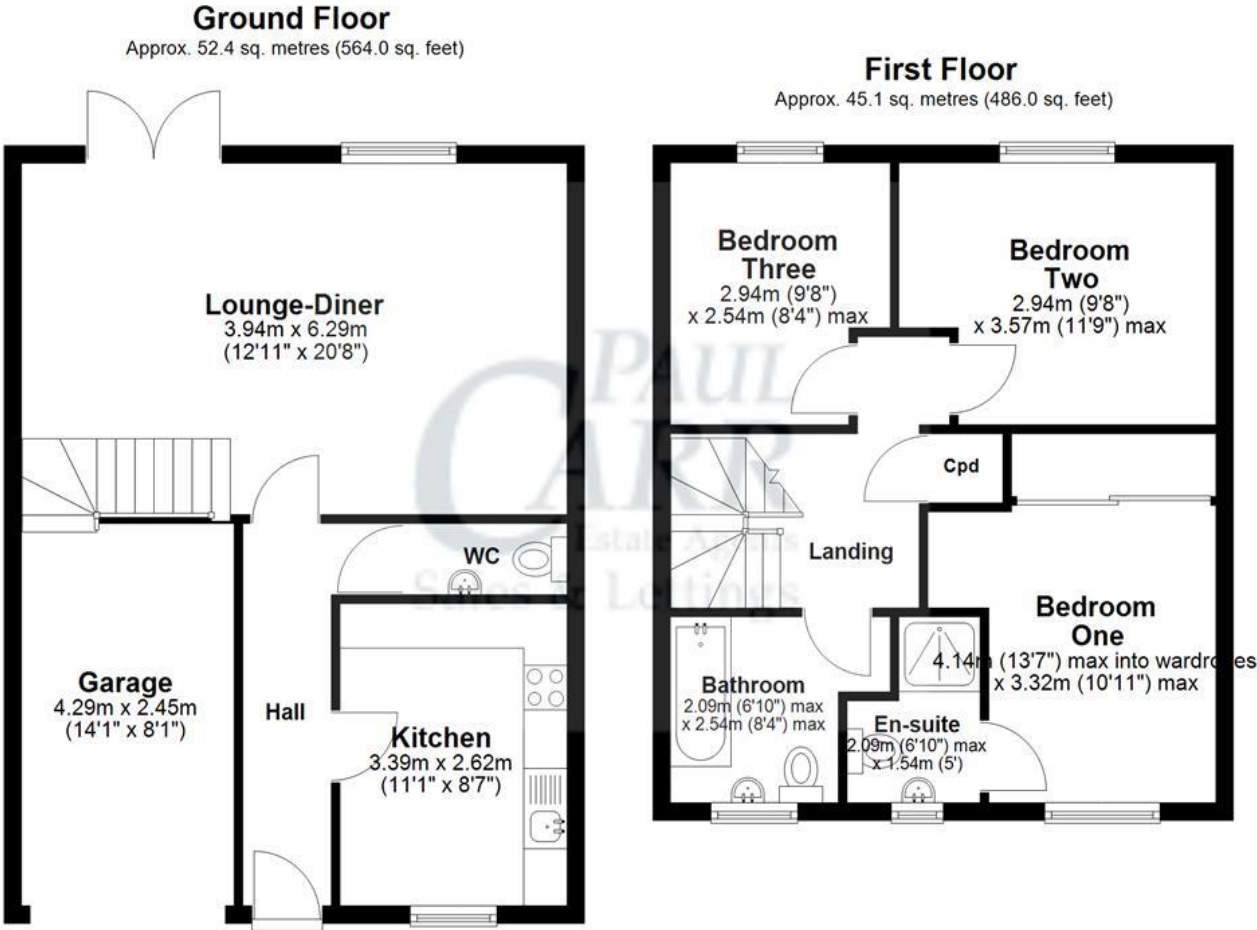
14' 1" x 8' 0" (4.29m x 2.45m)





Floor Plan

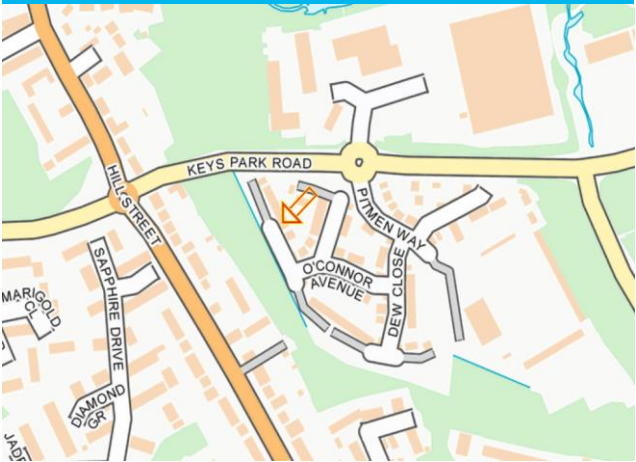
This floor plan is not drawn to scale and is for illustration purposes only

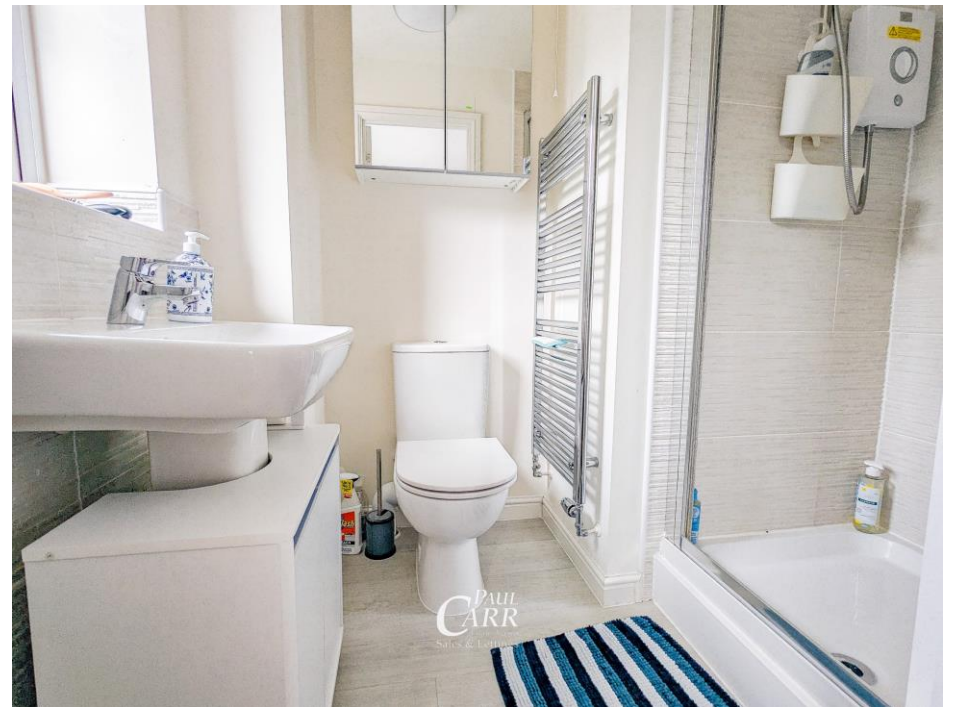


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







PAUL CARR
Estate Agents
Sales & Lettings

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: 17th 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.