



Ardgay Drive, Hednesford  
Cannock, WS12 4SE

**£280,000**



Paul Carr Estate Agents are pleased to present this well-maintained three-bedroom detached family home, ideally located in a peaceful cul-de-sac in Hednesford and offered with no onward chain.

This spacious, chain-free property features an entrance hall leading to a generous 26ft open-plan lounge and dining area, seamlessly connecting to a rear-facing kitchen - perfect for family living and entertaining.

Upstairs, the home offers three well-proportioned bedrooms and a modern family bathroom.

To the front, the property boasts a neat lawn with attractive planted borders and a block-paved driveway providing ample parking and access to a double-length tandem garage. The rear garden has been thoughtfully landscaped for ease of maintenance, featuring two paved seating areas, a well-kept lawn, planted perimeter borders, and convenient side gated access.

This lovely home is ideal for families or anyone seeking a quiet yet well-connected 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 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 Porch**

**Entrance Hall**

**Lounge-Diner**  
**26' 0" x 14' 5" (7.92m x 4.40m)**

**Kitchen**  
**11' 2" x 8' 0" (3.41m x 2.44m)**

**First Floor Landing**

**Bedroom One**  
**12' 6" x 11' 6" (3.80m x 3.51m)**

**Bedroom Two**  
**13' 2" x 11' 6" (4.02m x 3.51m)**

**Bedroom Three**  
**9' 8" x 8' 7" (2.94m x 2.62m)**

**Family Bathroom**  
**8' 0" x 6' 2" (2.44m x 1.89m)**

**Garage**  
**33' 8" x 8' 2" (10.25m x 2.48m)**



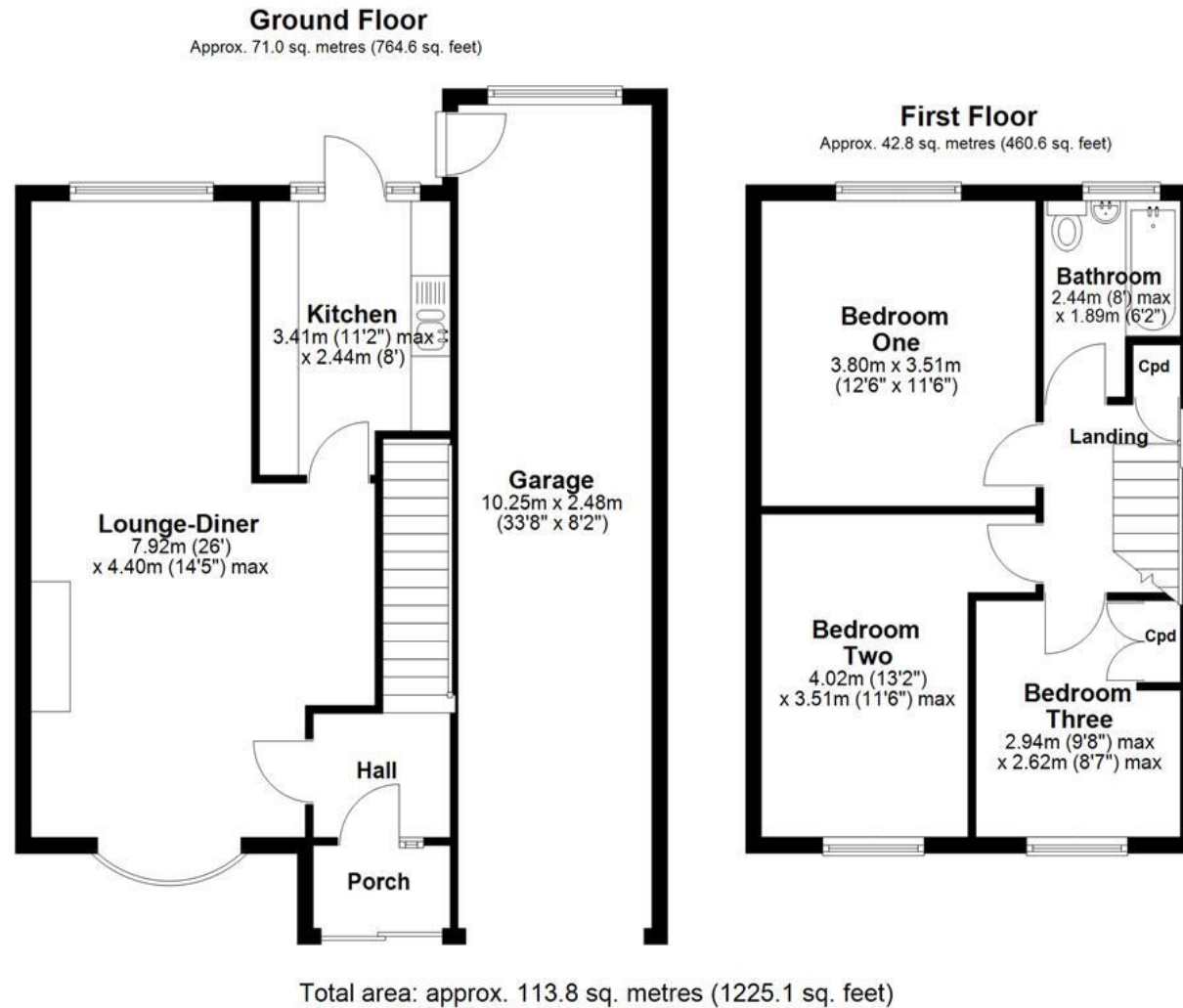






# Floor Plan

*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: 17th October 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.