



Pitmen Way, Hednesford
Cannock, WS12 2EA

£300,000

Hednesford

£300,000



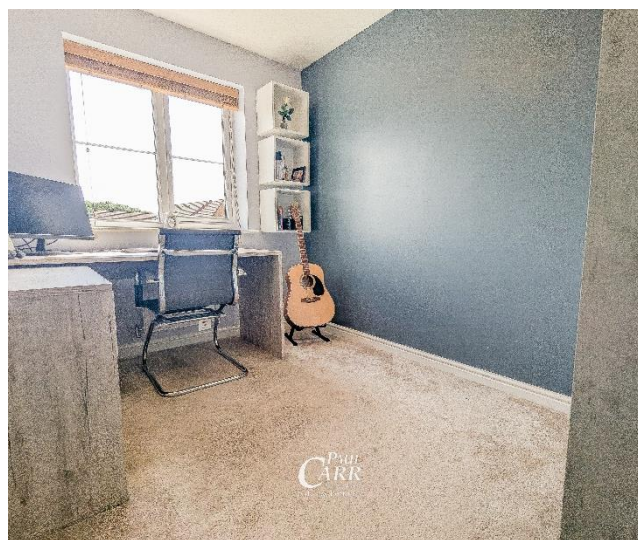
Paul Carr Estate Agents are pleased to present this beautifully presented and modern three-bedroom detached family home, ideally positioned on a generous corner plot within a sought-after development in Hednesford. Offered with no onward chain, this is a fantastic opportunity for buyers looking for a smooth and speedy move.

This attractive property offers spacious and well-planned accommodation throughout. The ground floor comprises a welcoming entrance hall, a modern high gloss kitchen-diner, a spacious lounge, and a convenient downstairs cloakroom. Upstairs, this chain-free property features three generously sized double bedrooms, including a master bedroom with en-suite, along with a contemporary family bathroom.

Externally, the property boasts excellent kerb appeal with a tarmac driveway providing ample off-road parking and leading to an attached garage. The private rear garden is ideal for family life and outdoor entertaining, featuring a well-maintained lawn, decked seating area, rear garage access, and gated side access.

The property falls within catchment for several well-regarded schools, including Five Ways Primary School, St Peter's CE Primary Academy, and St Joseph's Catholic Primary, all rated Good by 'Ofsted'. For secondary education, Kingsmead School - also rated Good - is within walking distance. Excellent transport links include Hednesford Train Station, with direct services to Birmingham, and easy access to the A460 and M6 Toll, making this home ideal for commuters.





Property Specification

Modern Kitchen-Diner With High Gloss Units
Open Plan Lounge-Diner
Three Double Bedrooms
Two Bathrooms & Downstairs Cloakroom
Private Driveway For Two Vehicles
No Chain

Lounge
16' 8" x 9' 10" (5.07m x 2.99m)

Kitchen-Diner
16' 8" x 9' 7" (5.07m x 2.92m)

Downstairs Cloakroom
6' 1" x 3' 6" (1.85m x 1.06m)

Bedroom One
12' 5" x 9' 10" (3.78m x 2.99m)

Master En-Suite
3' 11" x 9' 10" (1.19m x 2.99m)

Bedroom Two
9' 4" x 9' 7" (2.85m x 2.92m)

Bedroom Three
6' 11" x 9' 7" (2.12m x 2.92m)

Family Bathroom
5' 7" x 7' 0" (1.69m x 2.13m)

Garage
17' 0" x 8' 6" (5.17m x 2.60m)

Agent's Note:

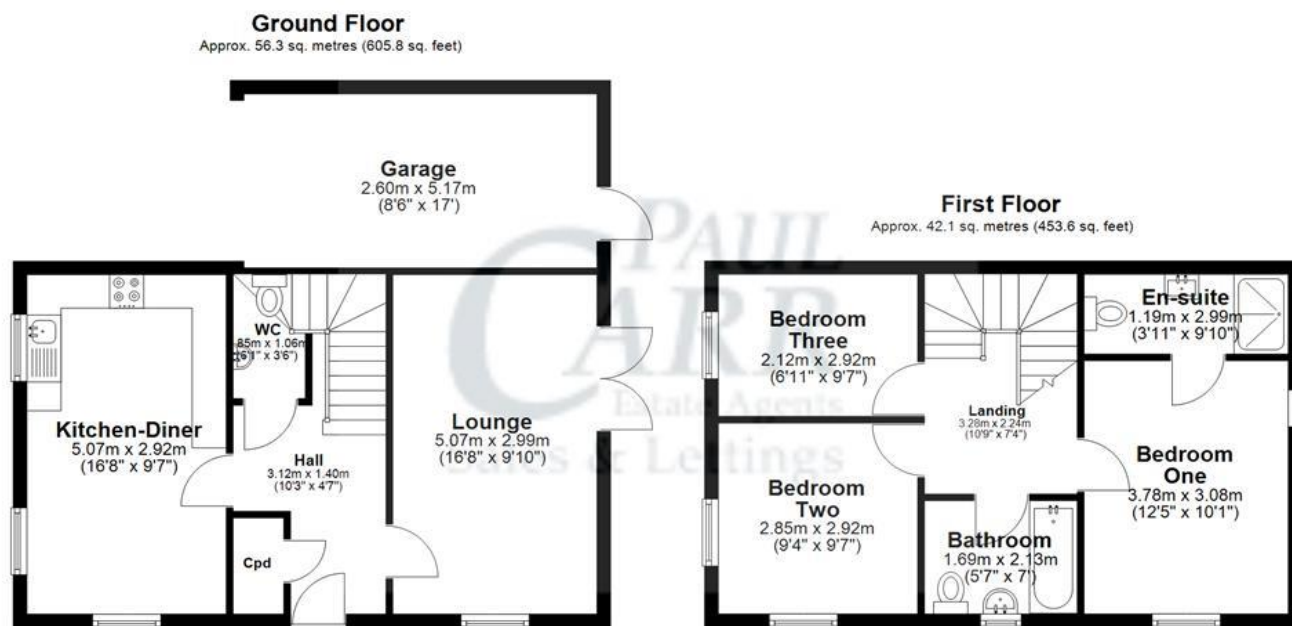
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage
Council tax band: D
Tenure: Freehold

Floor Plan

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



Energy Efficiency 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

