



PAUL
CARR

Waterlily Close, Hednesford,
Cannock, WS12 2GN

£245,000

Paul Carr Estate Agents are delighted to present this beautifully presented two-bedroom semi-detached family home, ideally positioned on the sought-after Waterlily Close in Hednesford and offered with no upward chain.

The ground floor accommodation briefly comprises a stylish open-plan kitchen-living area, thoughtfully designed for modern living and entertaining. The recently fitted kitchen features sleek high-gloss cabinetry complemented by luxury wood-effect worktops. The living area benefits from full-height door shutters and provides direct access to the rear garden, seamlessly blending indoor and outdoor living. The home further benefits from elegant fitted window shutters throughout.

To the first floor are two well-proportioned double bedrooms, one of which features both built-in and fitted wardrobes, along with a recently fitted and contemporary family bathroom finished with aqua boarding, a corner shower cubicle, and eye-catching double herringbone flooring.

Externally, the property boasts a tarmac driveway providing off-road parking for two vehicles. To the rear, the landscaped garden enjoys a desirable south-westerly aspect. Designed for low maintenance, it features a slabbed seating area and decorative planted borders.

A standout feature of this superb home is the impressive insulated garden room, complete with UPVC double glazing, power supply, and a fitted log burner fireplace, making it an ideal space for home working or relaxation.

This fantastic property offers an excellent opportunity for first-time buyers, downsizers, or investors alike, and early viewing is highly recommended to fully appreciate the quality and accommodation 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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Open Plan Kitchen-Living Area
24' 3" x 11' 9" (7.39m x 3.57m)

First Floor Landing

Bedroom One
8' 10" x 11' 9" (2.69m x 3.59m)

Bedroom Two
9' 7" x 9' 10" (2.93m x 3.00m)

Family Bathroom
5' 4" x 6' 2" (1.63m x 1.89m)

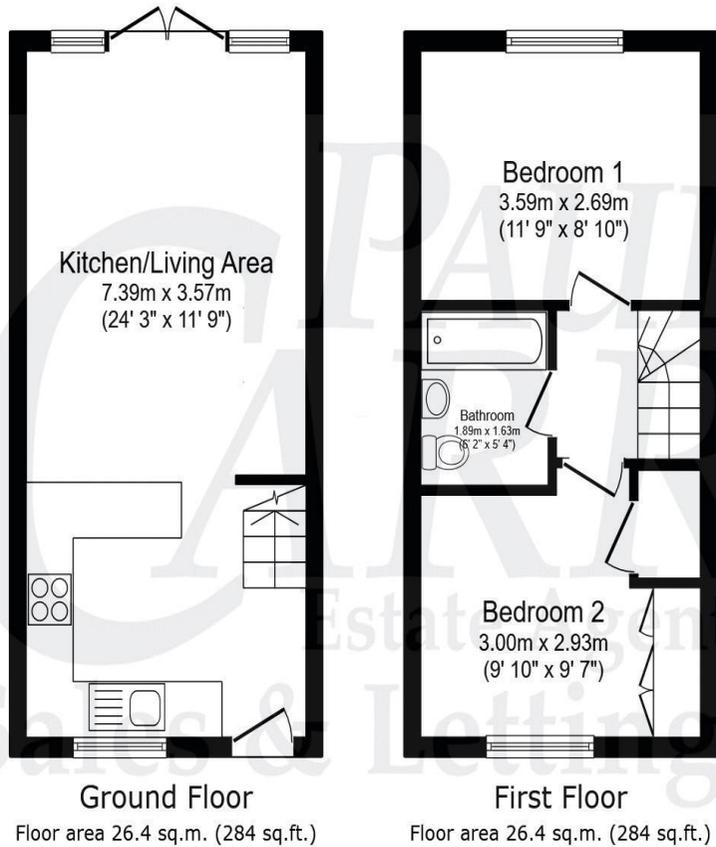
Garden Room





Floor Plan

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



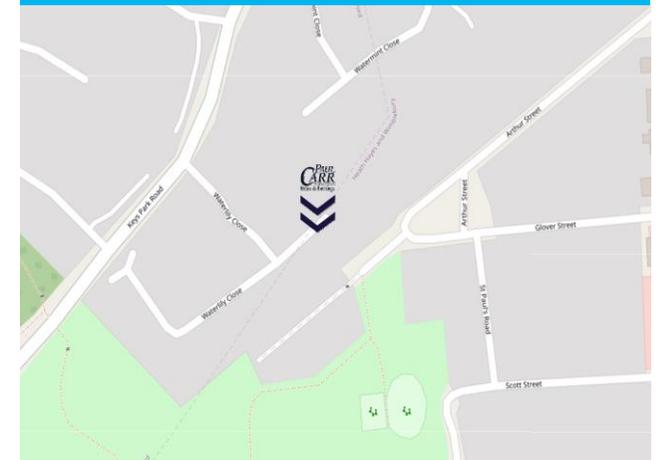
Total floor area: 52.8 sq.m. (568 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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: 12th March 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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