



Ebenezer Street, Hednesford
Cannock, WS12 4HD

£180,000

Paul Carr Estate Agents are delighted to present this well-maintained and deceptively spacious three-bedroom semi-detached family home, ideally situated in the heart of Hednesford and offered for sale with no onward chain.

The property is approached via an attractive brick-paved forecourt, with a side tarmac driveway providing off-road parking. A welcoming entrance hallway leads into the accommodation, which includes a versatile front reception room currently used as a lounge/bedroom, a separate dining room, a fitted kitchen, and a convenient downstairs bathroom.

To the first floor are two generously sized double bedrooms, both offering comfortable proportions. The upstairs accommodation is completed by a recently fitted modern bathroom suite featuring a panelled bath, contemporary white suite, and stylish marble-effect Aquaboard panelling throughout.

Externally, the property enjoys a spacious rear garden which is predominantly laid to lawn, providing an excellent outdoor space for families and entertaining. This attractive and versatile home offers generous accommodation in a central location and is ideal for buyers seeking a smooth, chain-free purchase.

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, Draniage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



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Entrance Hall

Kitchen

12' 7" x 6' 10" (3.84m x 2.08m)

Dining Room

11' 2" x 12' 8" (3.40m x 3.86m)

Lounge / Bedroom

11' 2" x 9' 9" (3.40m x 2.96m)

Downstairs Bathroom

5' 5" x 6' 10" (1.64m x 2.08m)

First Floor Landing

Bedroom One

11' 1" x 12' 8" (3.38m x 3.86m)

Bedroom Two

8' 6" x 8' 7" (2.59m x 2.61m)

Family Bathroom

12' 5" x 6' 10" (3.78m x 2.08m)

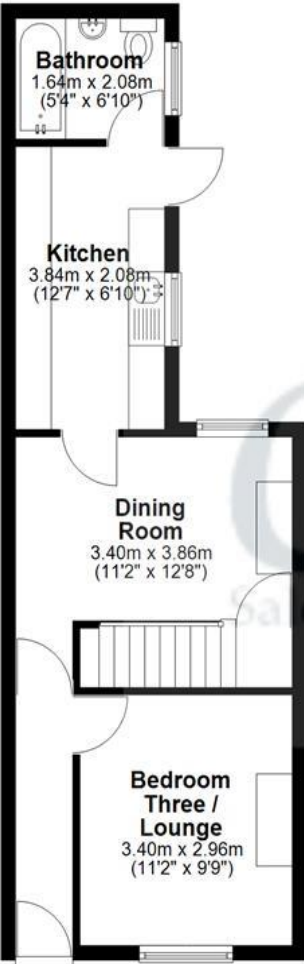




Floor Plan

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

Ground Floor
Approx. 38.4 sq. metres (413.8 sq. feet)



First Floor
Approx. 34.6 sq. metres (372.7 sq. feet)

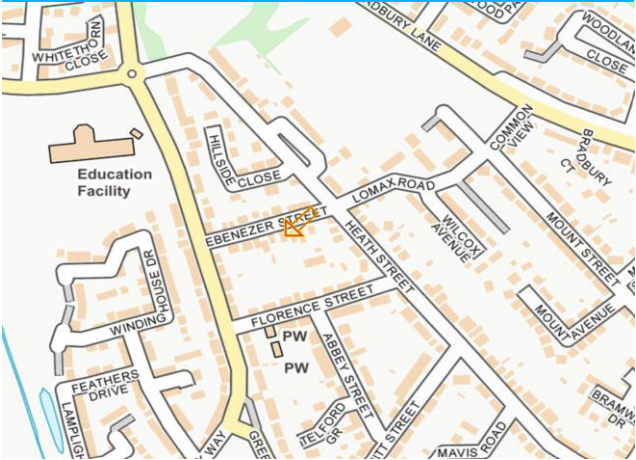


Total area: approx. 73.1 sq. metres (786.5 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 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: 24th December 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.

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