



Hill Street, Hednesford
Cannock, WS12 2DW

Offers in the Region Of £340,000

Paul Carr Estate Agents are delighted to present this extended and well-maintained three-bedroom detached family home, set on a generous plot along the highly sought-after Hill Street in Hednesford.

The ground floor accommodation briefly comprises a welcoming entrance hall, a well-appointed open-plan kitchen/diner fitted with an abundance of cabinetry and providing access to the rear garden, a spacious lounge, and a conservatory completing the ground floor layout. To the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, all served by a modern family bathroom featuring a shower over the bath.

Occupying a prime and expansive plot, the property boasts a slabbed in-and-out driveway to the front, leading to an attached single garage. The sizeable rear garden is mainly laid to lawn and features mature planted borders, vegetable patches, a slabbed seating area, as well as a shed and greenhouse.

This impressive home offers a rare opportunity to secure a detached property in a desirable residential location, with excellent commuting links and access to highly regarded local schools. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

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



PAUL
CARR
Sales & Lettings

Entrance Hall

Lounge

18' 0" x 17' 1" (5.48m x 5.21m)

Kitchen-Diner

9' 5" x 17' 1" (2.88m x 5.21m)

Conservatory

10' 5" x 9' 5" (3.18m x 2.87m)

First Floor Landing

Bedroom One

14' 2" x 10' 5" (4.31m x 3.18m)

Bedroom Two

12' 8" x 8' 10" (3.87m x 2.68m)

Bedroom Three

9' 0" x 6' 4" (2.75m x 1.93m)

Family Bathroom

6' 5" x 6' 4" (1.95m x 1.93m)

Garage

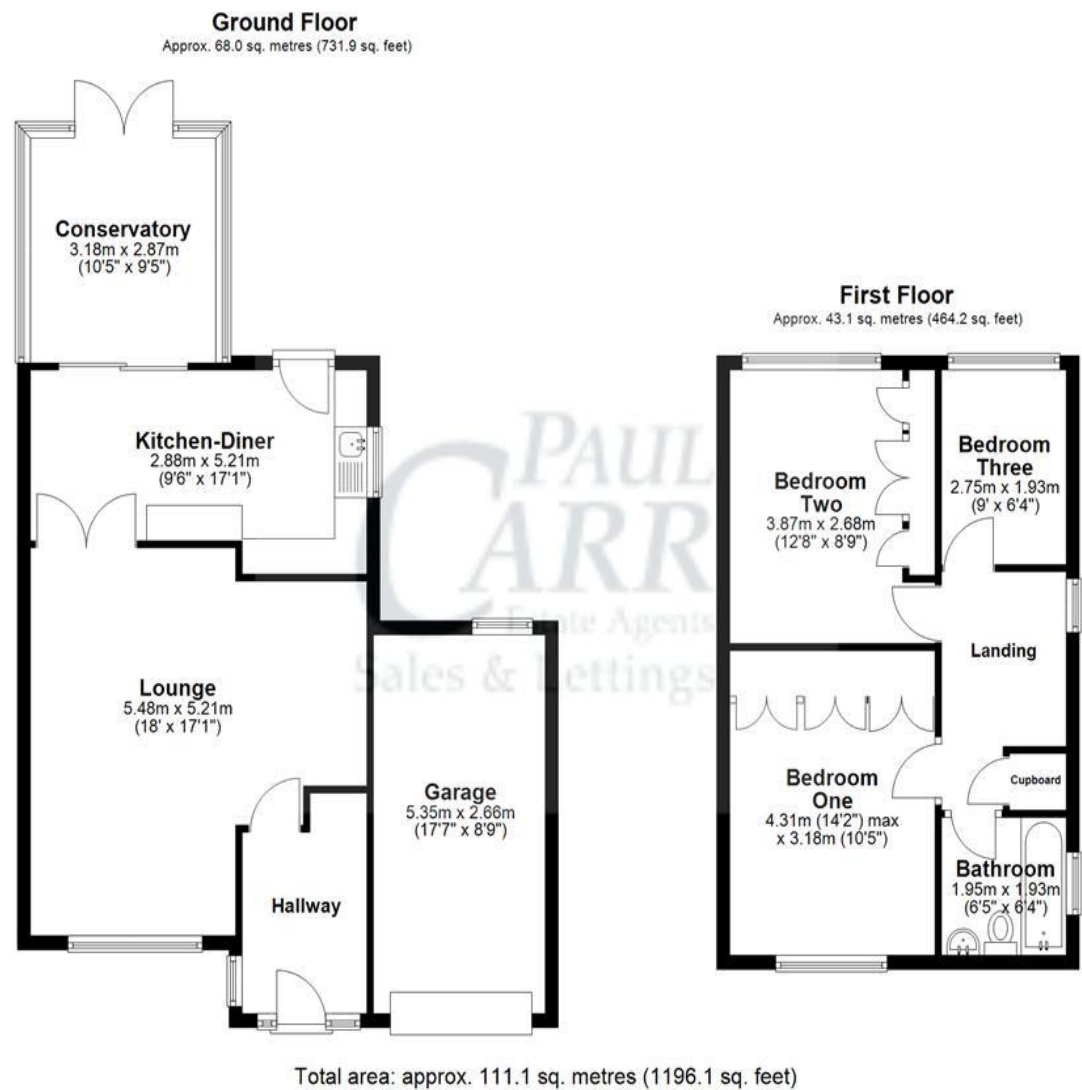
17' 7" x 8' 9" (5.35m x 2.66m)



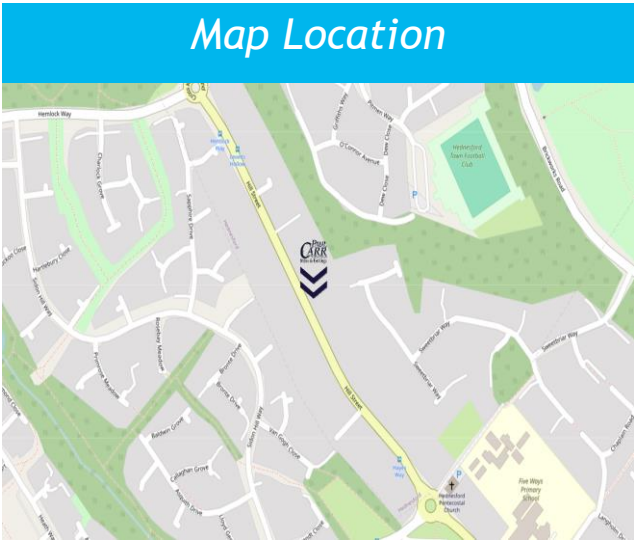


Floor Plan

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



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		







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: 6th February 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.

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**

 **naei | propertymark**
PROTECTED