



Noble Road,
Hednesford, WS12 4RW

Offers Over £340,000

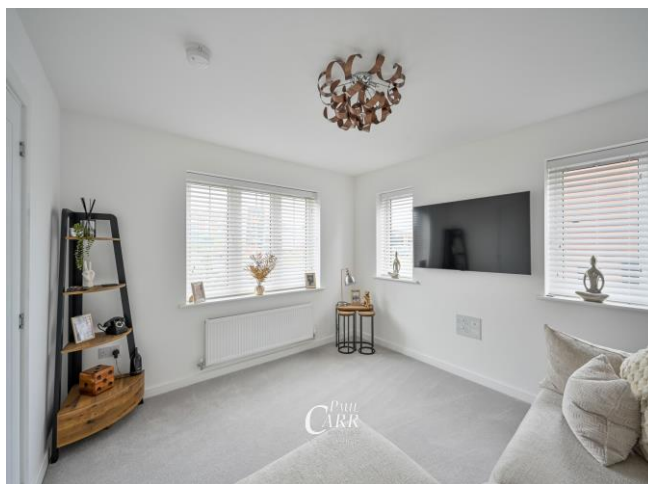
Offers Over £340,000

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Paul Carr Estate Agents are delighted to bring to market this immaculate three bedroom detached family home situated on a private plot in Hednesford.

This detached family home is briefly comprised of an Entrance Hall, stunning L-shaped Kitchen-Diner, Lounge and Downstairs Cloakroom on the ground floor; the first floor benefits from three Bedrooms and two modern Bathrooms.

This immaculate family home built in 2023 benefits from a side tarmac driveway with space for two vehicles, including an EV charger, leading to a detached garage. The private rear garden is predominately laid to lawn with a slabbed seating area and gated access on both sides.





Property Specification

Truly Immaculate Throughout - Viewing Highly Recommended!
Stunning L-Shaped Kitchen-Diner With Modern Appliances & Breakfast Bar
Separate Utility
Two Bathrooms & Downstairs Cloakroom

Lounge

12' 2" x 11' 2" (3.7m x 3.4m)

Kitchen-Diner

14' 7" x 12' 4" (4.45m x 3.75m)

Utility

5' 4" x 5' 9" (1.62m x 1.76m)

Downstairs Cloakroom

6' 4" x 3' 0" (1.93m x 0.91m)

Bedroom One

12' 6" x 11' 4" (3.8m x 3.46m)

Master En-Suite

3' 10" x 6' 6" (1.18m x 1.97m)

Bedroom Two

13' 6" x 9' 2" (4.12m x 2.79m)

Bathroom Three

8' 10" x 8' 11" (2.7m x 2.72m)

Family Bathroom

6' 2" x 6' 9" (1.89m x 2.05m)

Garage

20' 4" x 10' 10" (6.21m x 3.29m)

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: 21st March 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.

Viewer's Note:

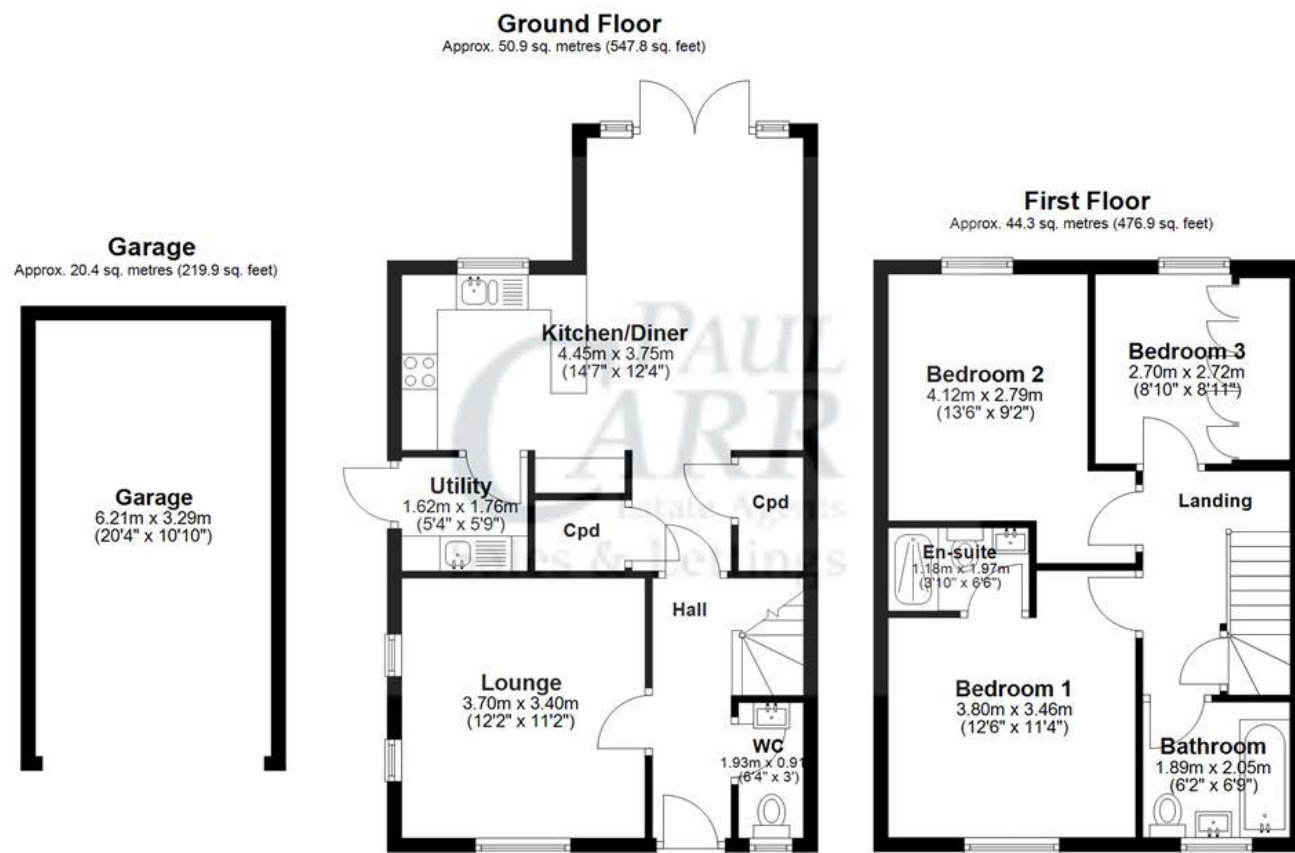
Services connected: Gas, Electricity, Water, Drainage

Council tax band: C

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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

