



PAUL
CARR

Heath Street, Hednesford,
Cannock, WS12 4BW

£170,000

Paul Carr Estate Agents are delighted to present this traditional and well-proportioned two-bedroom property, ideally situated on Heath Street in Hednesford, offering spacious and versatile accommodation throughout.

The ground floor accommodation briefly comprises two generous reception rooms. To the rear, an extended kitchen is fitted with modern high-gloss cabinetry and granite-effect worktops, with access to the rear garden.

To the first floor are two well-proportioned double bedrooms - one of which benefits from built-in wardrobes, alongside a family bathroom completing the internal accommodation.

Externally, the property boasts a generous rear garden, featuring a laid lawn, slabbed patio area, and a storage shed.

This charming home presents an excellent opportunity for first-time buyers, small families, or investors alike, and benefits from excellent commuting links along with convenient access to local amenities. Early viewing is highly recommended to fully appreciate the space and potential this home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is A.

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



Lounge
14' 11" x 11' 5" (4.55m x 3.48m)

Dining Room
10' 5" x 11' 5" (3.17m x 3.48m)

Kitchen
14' 6" x 5' 11" (4.41m x 1.80m)

First Floor Landing

Bedroom One
10' 5" x 11' 5" (3.18m x 3.48m)

Bedroom Two
12' 0" x 8' 5" (3.65m x 2.57m)

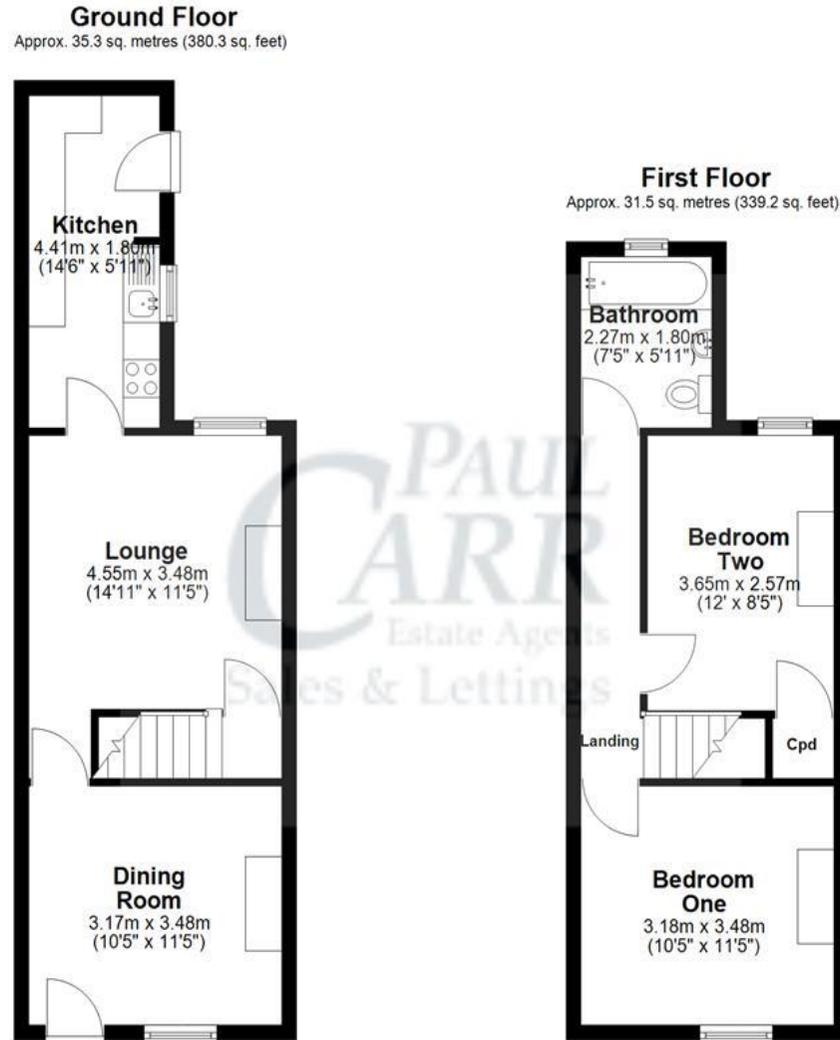
Bathroom
7' 5" x 5' 11" (2.27m x 1.80m)





Floor Plan

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

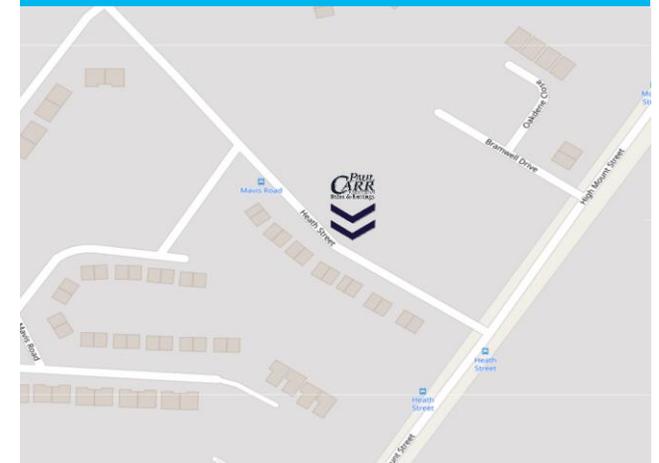


Total area: approx. 66.8 sq. metres (719.5 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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: 17th 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.