



PAUL
CARR

Charnwood Close, Hednesford,
Cannock, WS12 2NG

£270,000

Paul Carr Estate Agents are delighted to present this extensively renovated two / three bedroom semi-detached family home, positioned on a quiet cul-de-sac in Hednesford and occupying a prime corner plot.

The ground floor accommodation briefly comprises an entrance hall, a stylish and recently fitted kitchen featuring sleek high-gloss cabinetry and integrated appliances, an impressive second reception room ideal as a formal dining room, and a versatile 19ft+ lounge which was previously partitioned as two bedrooms and could be reversed if required. Completing the ground floor is a contemporary bathroom.

Accessed via a striking solid wood staircase with glass balustrade, the first floor features a generous 14ft+ principal bedroom with adjacent walk-in-wardrobe and a spacious, contemporary family bathroom. The rear eaves space has been thoughtfully converted to create an impressive 19ft+ dressing room or upstairs study, enhanced by Velux windows that flood the space with natural light.

Externally, the property benefits from its desirable corner plot position with a substantial block-paved driveway to the front and side, providing off-road parking for multiple vehicles. The rear garden has been beautifully landscaped with a stunning porcelain tiled patio, complemented by a manicured lawn and decorative planted borders. The garden also features a superb insulated garden room office, complete with power, insulation, and electric thermostatic underfloor heating, making it an ideal workspace or studio.

This impressive and beautifully updated home offers an excellent opportunity for families seeking stylish and flexible accommodation in a well-connected residential location. Early viewing is highly recommended to fully appreciate the space, finish, and versatility this property has to 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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Entrance Hall

Lounge / Bedroom
14' 6" x 19' 11" (4.42m x 6.08m)

Dining Room
13' 11" x 11' 8" (4.25m x 3.55m)

Kitchen
12' 4" x 8' 0" (3.77m x 2.43m)

Utility
9' 1" x 8' 1" (2.76m x 2.47m)

Downstairs Bathroom
8' 3" x 4' 6" (2.52m x 1.37m)

First Floor Landing

Master Bedroom
14' 1" x 12' 3" (4.29m x 3.73m)

Dressing Room / Study
6' 1" x 19' 2" (1.85m x 5.85m)

Family Bathroom
10' 3" x 4' 4" (3.13m x 1.32m)

Walk-In-Wardrobe
3' 4" x 7' 5" (1.02m x 2.25m)

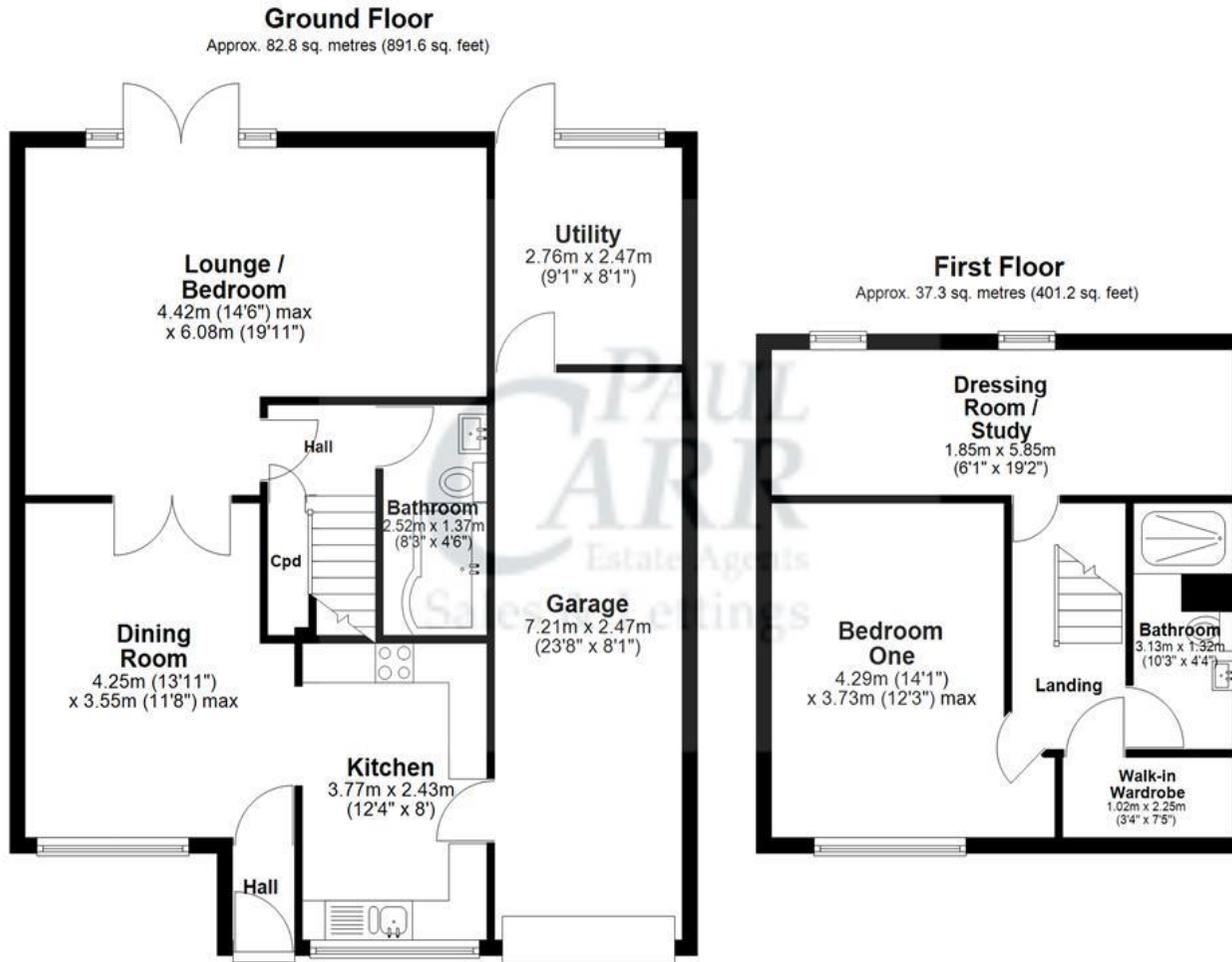
Garage
23' 8" x 8' 1" (7.21m x 2.47m)





Floor Plan

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

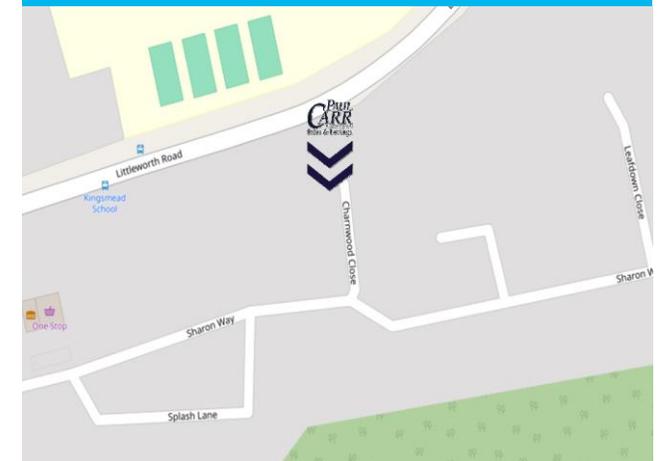


Total area: approx. 120.1 sq. metres (1292.9 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	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:

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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