



Kingfisher Drive, Hednesford  
Cannock, WS12 1LN

**£150,000**

Paul Carr Estate Agents are delighted to present this spacious and beautifully modernised two-bedroom first-floor apartment, perfectly situated on the sought-after Kingfisher Drive in Hednesford.

Thoughtfully updated and generously proportioned throughout, the property opens with an entrance hall leading to a bright and airy 13ft+ lounge-diner - an ideal setting for both relaxation and entertaining, with ample space for a dining table and comfortable living area. The contemporary kitchen is well appointed with modern wall and base units and benefits from dual-aspect windows, creating a light and practical cooking space.

The apartment continues to impress with two generously sized double bedrooms and a recently fitted family bathroom, complete with a stylish white suite, contemporary fixtures and fittings, and herringbone-effect flooring.

Externally, residents can enjoy well-maintained communal gardens and green spaces to the rear, offering a peaceful outdoor environment. The property also benefits from a single garage, providing valuable off-road parking or secure storage.

Tenure: We can confirm the property is Commonhold.

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](mailto:Cannock@paulcarrestateagents.co.uk)



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**Entrance Hall**

**Lounge**

**13' 9" x 13' 7" (4.18m x 4.15m)**

**Kitchen**

**10' 7" x 7' 10" (3.22m x 2.40m)**

**Bedroom One**

**14' 0" x 10' 4" (4.27m x 3.15m)**

**Bedroom Two**

**10' 0" x 11' 2" (3.04m x 3.40m)**

**Bathroom**

**6' 10" x 7' 10" (2.09m x 2.40m)**

**Garage**

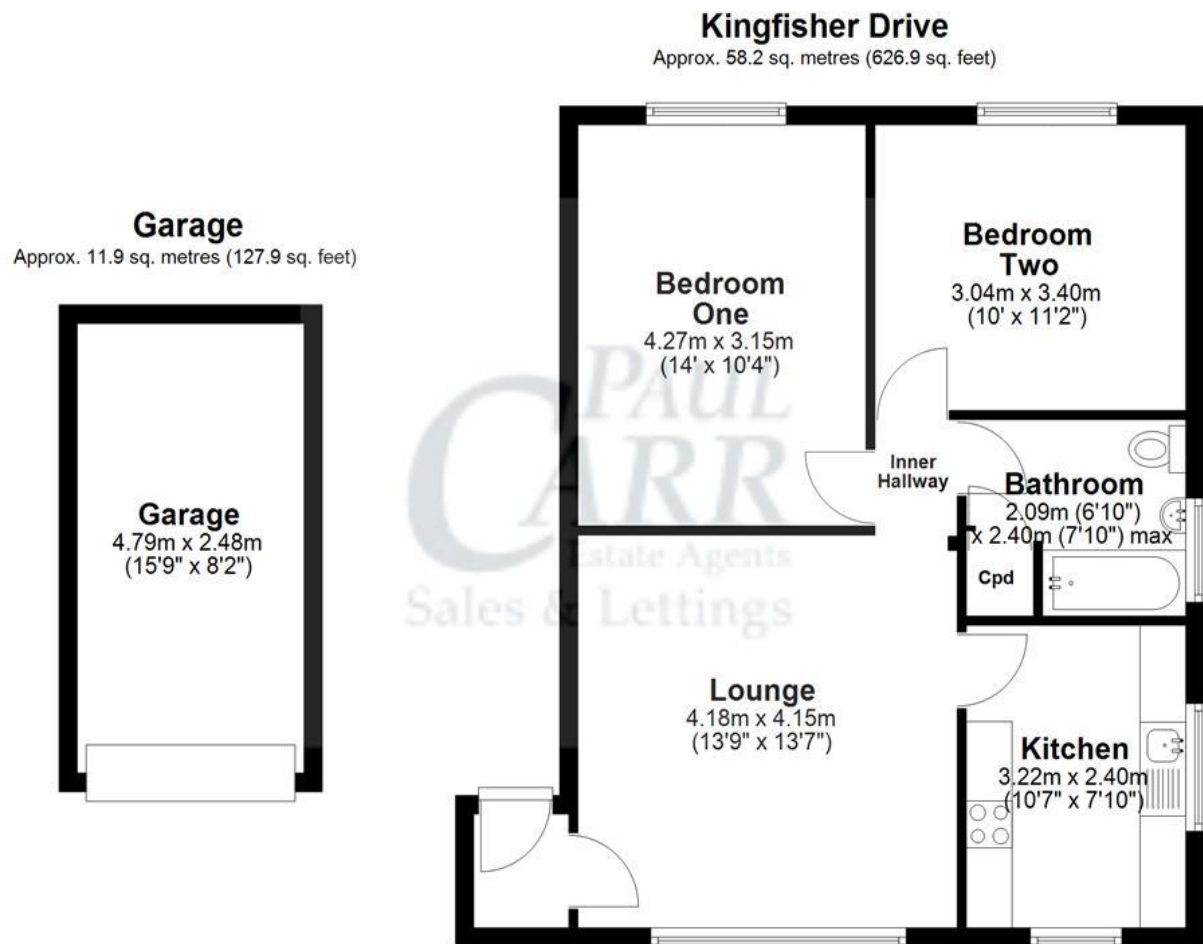
**15' 9" x 8' 2" (4.79m x 2.48m)**





# Floor Plan

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

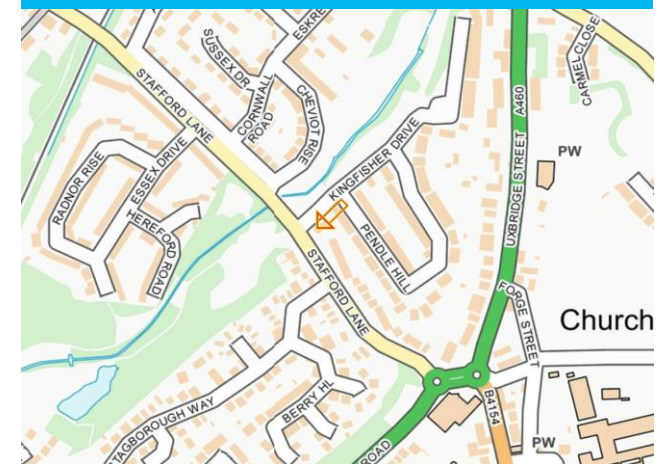


Total area: approx. 70.1 sq. metres (754.7 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	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: 14th November 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.