



Winding House Drive, Hednesford,
Cannock, WS12 4FP

£450,000

Paul Carr Estate Agents are delighted to present this exceptional extended five-bedroom double fronted detached family home, ideally positioned on a generous corner plot on the sought-after Winding House Drive in Hednesford.

Set over three storeys, the ground floor accommodation briefly comprises a welcoming entrance hallway leading to two versatile reception rooms, offering flexible space for a formal lounge, playroom, home office or additional sitting room. To the rear, an impressive 20ft+ open plan kitchen–diner forms the heart of the home, beautifully presented with modern cabinetry and a comprehensive range of integrated appliances. A separate utility room and a convenient downstairs cloakroom complete the ground floor.

To the first floor are four well-proportioned bedrooms, including a generous double bedroom benefitting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, all finished to a high standard and offering excellent space for growing families.

The second floor extension is home to a huge 21ft principal bedroom suite. This impressive space further benefits from a walk-in wardrobe and a stunning recently fitted en-suite featuring a walk-in shower and separate freestanding bath.

Externally, the property enjoys an attractive frontage with its prominent double fronted appearance, while a rear driveway provides off-road parking and access to the garage. The low-maintenance rear garden has been thoughtfully landscaped to include artificial turf, Indian sandstone patio areas, a fitted pergola ideal for outdoor dining, and raised decorative flower beds.

This superb family home offers generous and versatile living accommodation in a desirable residential location, well placed for local amenities, schooling and excellent commuter links. Early viewing is highly recommended to fully appreciate the space, flexibility and quality this impressive home has to offer.

Tenure: We can confirm the property is Freehold.

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

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

Kitchen-Diner 9' 6" x 20' 4" (2.89m x 6.19m)

Lounge 14' 8" x 10' 9" (4.47m x 3.27m)

Office 9' 6" x 10' 10" (2.90m x 3.29m)

Utility 5' 10" x 5' 2" (1.78m x 1.58m)

Downstairs Cloakroom 3' 4" x 5' 2" (1.01m x 1.58m)

First Floor Landing

Bedroom Two 11' 3" x 12' 11" (3.43m x 3.93m)

En-Suite 3' 8" x 5' 5" (1.13m x 1.64m)

Bedroom Three 11' 3" x 12' 11" (3.44m x 3.93m)

Bedroom Four 9' 6" x 8' 11" (2.90m x 2.72m)

Bedroom Five 8' 3" x 7' 9" (2.52m x 2.36m)

Family Bathroom 6' 4" x 8' 2" (1.94m x 2.50m)

Second Floor Landing

Master Bedroom 16' 2" x 21' 0" (4.93m x 6.39m)

Master En-Suite 6' 4" x 12' 5" (1.92m x 3.78m)

Walk-In-Wardrobes 6' 4" x 12' 5" (1.94m x 3.78m)

Garage





Floor Plan

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

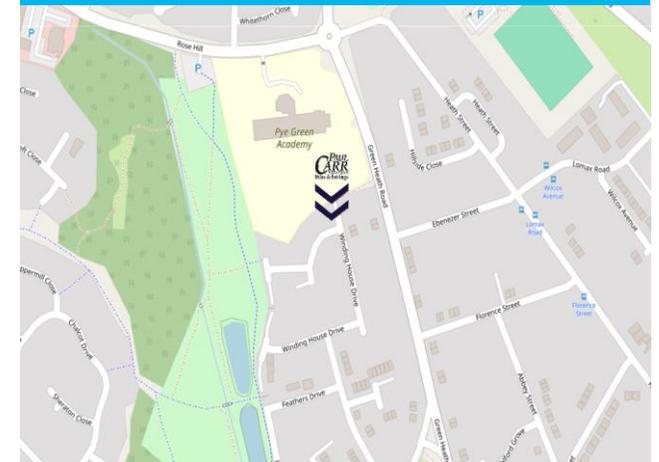


Total area: approx. 149.4 sq. metres (1608.1 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	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:

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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