



Broadway, Hednesford
Cannock, WS12 4HW

£275,000

Hednesford

£275,000

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Paul Carr Estate Agents are delighted to present this beautifully extended three-bedroom semi-detached bungalow, ideally located in the sought-after area of Hednesford.

Deceptively spacious and thoughtfully modernised throughout, this impressive home features high-quality fixtures and fittings, new internal doors, and stylish herringbone LVT flooring running throughout the entire property, adding a seamless and contemporary feel.

The well-proportioned accommodation briefly comprises a welcoming front porch, entrance hall, an impressive 21ft+ L-shaped lounge/diner, and a sleek modern kitchen complete with a breakfast bar and integrated appliances. Additional living space includes a utility room and a cosy snug, offering flexibility for family life or home working. There are three generously sized double bedrooms and a contemporary family bathroom, all finished to a high standard.

Occupying a substantial plot, the property boasts a block-paved driveway providing ample off-road parking. The expansive rear garden is perfect for outdoor living, featuring a large lawn, mature borders, a decked seating area with a fitted pergola and retractable canopy, along with two storage sheds and a greenhouse.

Early viewing is highly recommended to fully appreciate the space, style, and setting of this superb family home.





Property Specification

Generously Extended Semi-Detached Bungalow
Three Double Bedrooms
Two Reception Rooms
Modern Kitchen With Breakfast Bar & Integrated Appliances
Stunning Herringbone LVT Flooring Throughout

Hall

Lounge-Diner

21' 1" x 16' 4" (6.43m x 4.98m)

Kitchen

12' 6" x 11' 4" (3.80m x 3.45m)

Utility

12' 3" x 6' 4" (3.73m x 1.94m)

Snug

8' 8" x 6' 4" (2.65m x 1.94m)

Bedroom One

11' 10" x 12' 0" (3.61m x 3.67m)

Bedroom Two

8' 8" x 9' 2" (2.65m x 2.80m)

Bedroom Three / Store

14' 4" x 6' 4" (4.37m x 1.94m)

Bathroom

5' 3" x 5' 10" (1.59m x 1.79m)

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: 19th September 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:

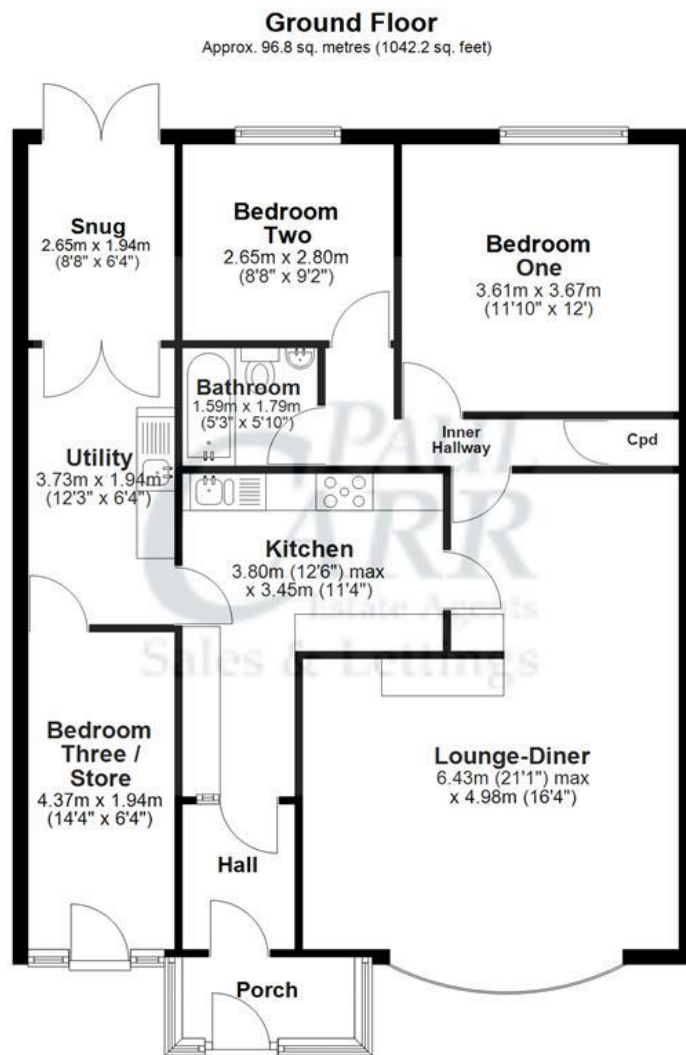
Services connected: Gas, Electricity, Water, Drainage

Council tax band: B

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		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

