Broadway, Hednesford
Cannock, WS12 4HW

£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.

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)

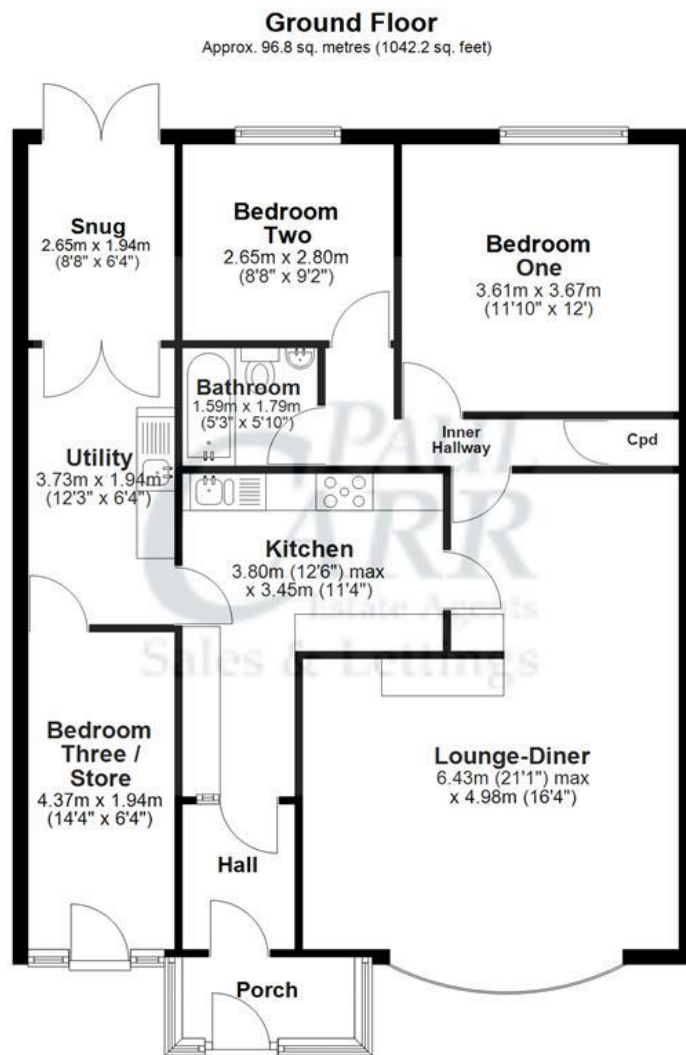## Agent's Note:

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

Ground Floor
Approx. 96.8 sq. metres (1042.2 sq. feet)

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

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

Bedroom One
3.61m x 3.67m
(11'10" x 12')

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

Inner Hallway

Cpd

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

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

Bedroom Three / Store
4.37m x 1.94m
(14'4" x 6'4")

Lounge-Diner
6.43m (21'1") max
x 4.98m (16'4")

Hall

Porch

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