



Corsican Drive, Hednesford,
Cannock, WS12 4SS

£330,000

Paul Carr Estate Agents are delighted to present this exceptional and generously extended three / four bedroom detached family home, occupying a prime corner plot on the highly regarded Corsican Drive in Hednesford. Beautifully enhanced throughout to create versatile and spacious accommodation, this impressive property is perfectly suited to modern family living and early viewing is strongly recommended to fully appreciate all that this superb home has to offer.

The ground floor accommodation features a welcoming entrance hallway, complemented by a convenient guest cloakroom, a spacious lounge and separate media / sitting room. The heart of the home is the stunning extended L-shaped kitchen, beautifully appointed with shaker-style cabinetry, integrated appliances and a Rangemaster cooker. The kitchen also opens seamlessly into impressive dining and family areas to the rear, both enhanced by vaulted ceilings and rear garden access.

Upstairs boasts three well-proportioned bedrooms, two of which benefit from fitted wardrobes. The property is further enhanced by two recently refitted bathrooms - both finished to a high standard.

Externally, the property occupies an enviable corner plot with a tarmac driveway providing off-road parking for multiple vehicles. The well-presented rear garden enjoys a lawned area, block paved seating space, storage shed and a detached workshop.

Situated within excellent school catchments and offering superb commuting links to surrounding towns, road networks and transport connections, this outstanding detached family home presents a rare opportunity to acquire a spacious and versatile property in one of Hednesford's most desirable residential locations.

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



Entrance Hall

Lounge

14' 1" x 10' 6" (4.30m x 3.19m)

Kitchen

16' 7" x 13' 1" (5.06m x 3.99m)

Dining Area

10' 1" x 7' 6" (3.07m x 2.28m)

Family Room

7' 7" x 16' 11" (2.32m x 5.16m)

Media Room

9' 2" x 9' 7" (2.80m x 2.93m)

Study

10' 8" x 7' 9" (3.24m x 2.37m)

Downstairs Cloakroom

First Floor Landing

Bedroom One

9' 7" x 10' 5" (2.92m x 3.17m)

En-Suite

3' 9" x 8' 8" (1.15m x 2.64m)

Bedroom Two

9' 5" x 10' 6" (2.88m x 3.19m)

Bedroom Three

6' 8" x 8' 0" (2.04m x 2.45m)

Family Bathroom

6' 2" x 7' 0" (1.88m x 2.13m)

Garage

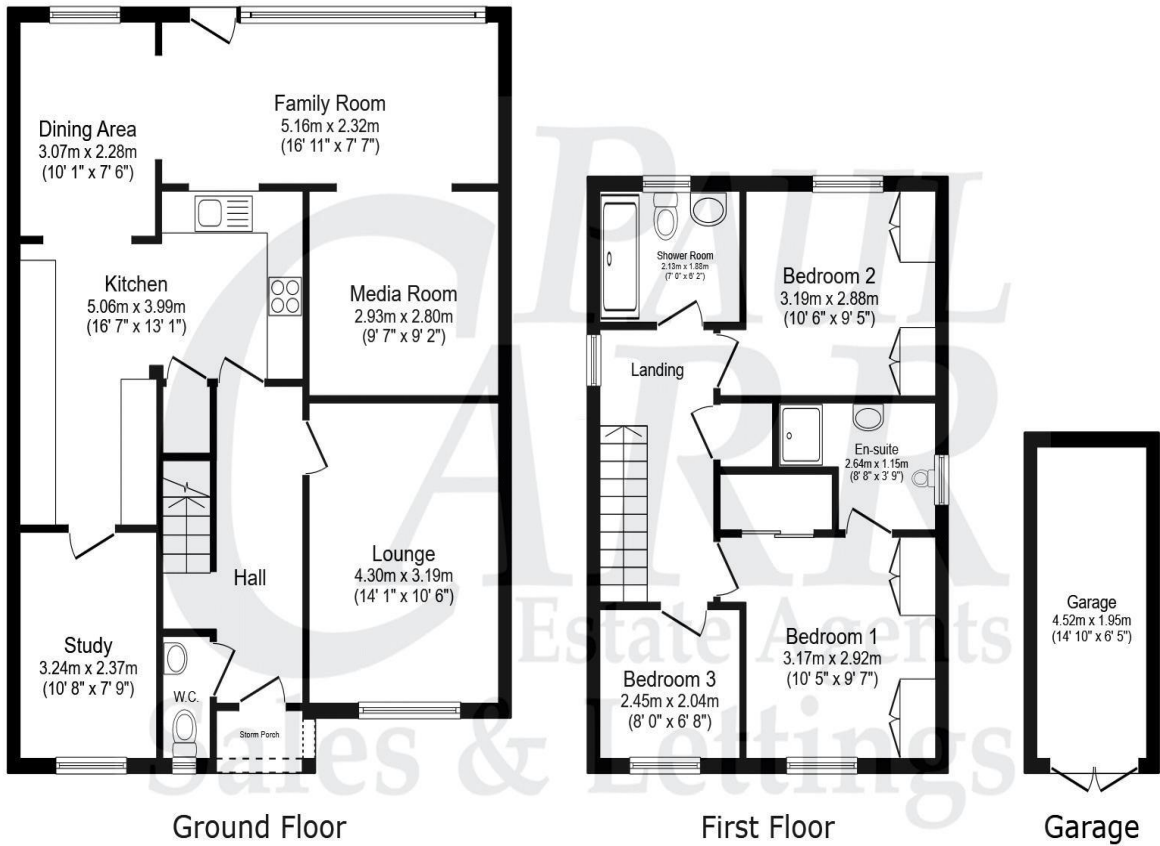
14' 10" x 6' 5" (4.52m x 1.95m)





Floor Plan

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



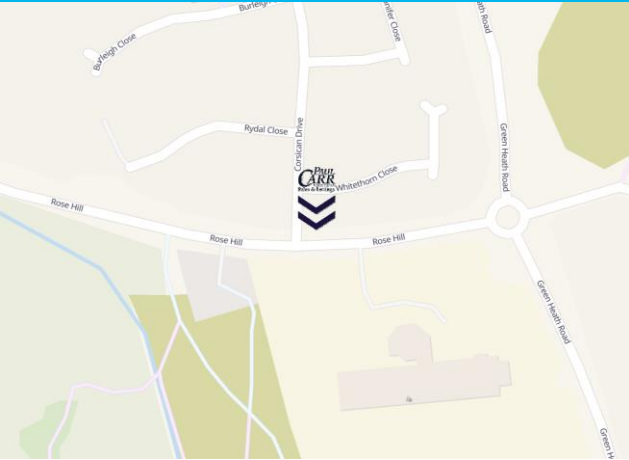
Total floor area: 136.3 sq.m. (1,467 sq.ft.)

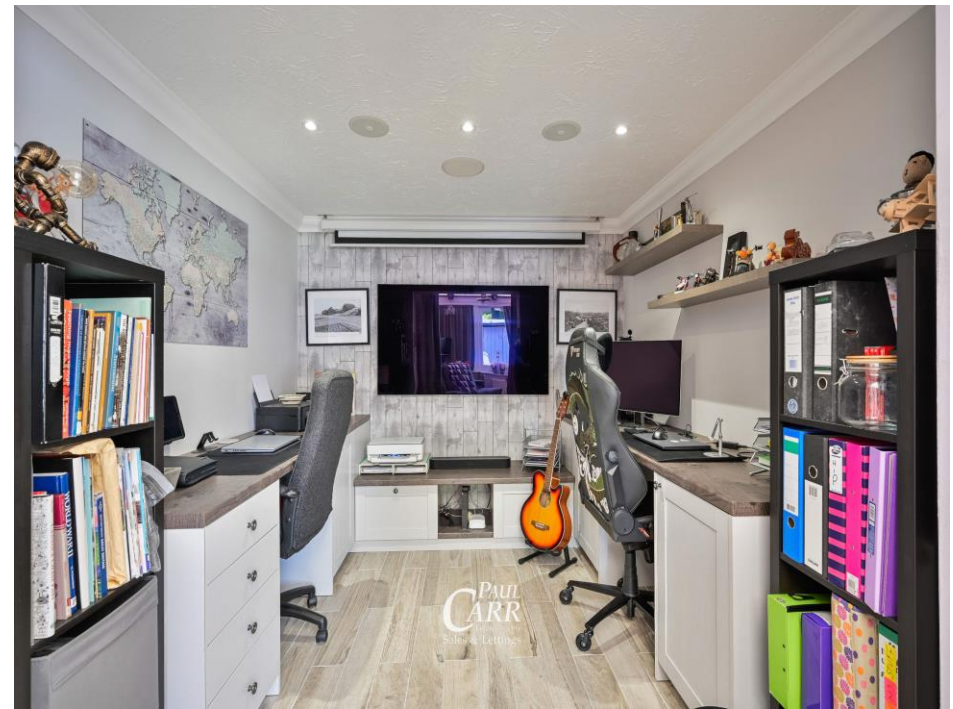
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 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.

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**