



Greenheath Road, Hednesford  
Cannock, WS12 4AR

**£535,000**



Paul Carr Estate Agents are delighted to present this truly exceptional and historic Victorian family residence, dating back to 1895, and set on the sought-after Greenheath Road in Hednesford.

Once serving as a Private Members Club, this distinctive and characterful home offers over 4,000 sq ft of versatile living accommodation and must be viewed to be fully appreciated. Sympathetically extended and meticulously maintained, the property effortlessly blends period charm with modern comfort. The impressive ground floor features a grand reception hall, five reception rooms - including a stunning 24ft+ formal lounge - once a grand ballroom, plus a well-appointed breakfast kitchen with granite worktops and a Butlers Pantry. A 36ft+ games room and a convenient downstairs cloakroom further enhance the generous layout.

Upstairs, the home continues to impress with a sweeping galleried landing, adorned with a striking stained glass window above the staircase. There are five spacious double bedrooms, including a luxurious principal suite with en-suite bathroom and adjoining boiler room. The additional bedrooms are served by two contemporary bathrooms, one of which features a rolltop bath and a double walk-in shower.

Externally, the property is accessed via cast iron double gates, opening onto a generous blockpaved driveway leading to an integral garage. To the rear, the garden offers a manicured lawn and a slabbed seating area framed with blockpaved edging, providing the perfect space for outdoor entertaining or relaxation.

This one-of-a-kind home is a rare opportunity for those seeking space, character, and a piece of local history. Early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

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

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)





## Reception Hall

Lounge 24' 1" x 15' 7" (7.33m x 4.76m)

Dining Room 16' 0" x 15' 7" (4.87m x 4.76m)

Sitting Room 17' 1" x 13' 11" (5.20m x 4.23m)

Kitchen/Diner 13' 1" x 23' 6" (4.00m x 7.16m)

Study 10' 2" x 12' 10" (3.09m x 3.90m)

Games Room 36' 9" x 13' 11" (11.19m x 4.23m)

Butlers Pantry 6' 4" x 7' 9" (1.94m x 2.36m)

Downstairs WC 9' 1" x 7' 10" (2.78m x 2.40m)

## Galleried Landing

Bedroom One 16' 8" x 15' 7" (5.09m x 4.76m)

En-Suite 6' 11" x 10' 5" (2.12m x 3.17m)

Bedroom Two 15' 11" x 13' 11" (4.84m x 4.25m)

Bedroom Three 16' 0" x 12' 11" (4.87m x 3.94m)

Bedroom Four 16' 6" x 12' 10" (5.03m x 3.91m)

Bedroom Five 19' 6" x 7' 10" (5.94m x 2.40m)

Family Bathroom 14' 6" x 8' 11" (4.43m x 2.72m)

WC 6' 1" x 4' 9" (1.86m x 1.46m)

Garage 15' 6" x 13' 11" (4.72m x 4.23m)

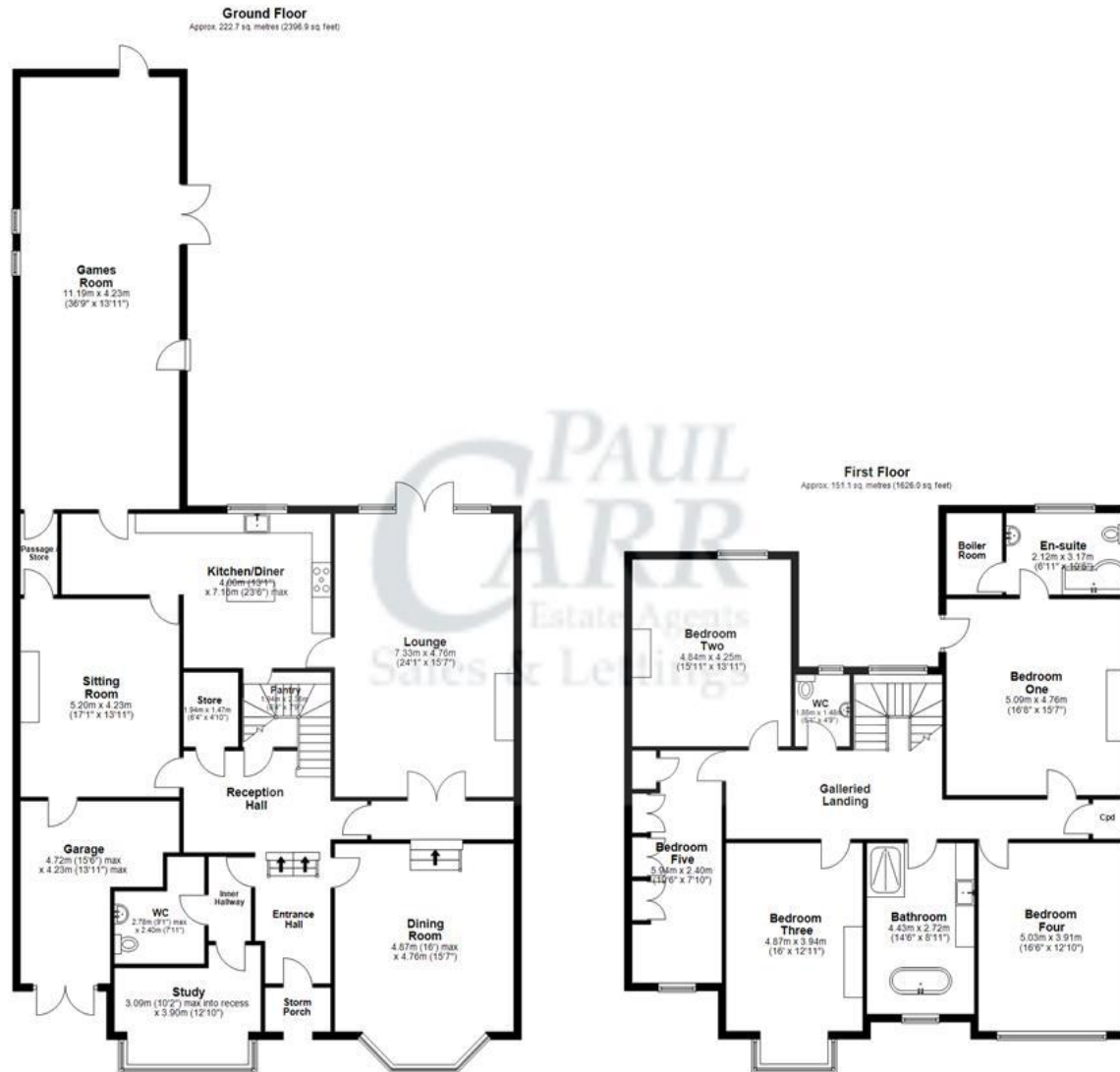






## Floor Plan

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



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 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: 1st October 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.