



Greenheath Road, Hednesford  
Cannock, WS12 4AQ

**£165,000**



# Hednesford

£165,000



Paul Carr Estate Agents are pleased to present this exceptional and unique detached residence located in Hednesford.

This deceptively spacious home features an inverted floorplan, with the main entrance located on the first floor. The upper level comprises a bright and modern open-plan kitchen and living space, offering a contemporary layout ideal for everyday living and entertaining.

The ground floor accommodates two well-proportioned bedrooms and a stylish family bathroom, providing practical and comfortable living arrangements.

The property is accessed via a shared driveway and benefits from an allocated parking space. To the rear, a private courtyard offers a low-maintenance outdoor area, perfect for relaxing or entertaining.

Situated on Greenheath Road, the home enjoys excellent transport links with easy access to Hednesford town centre, Cannock Chase, the M6 Toll, and Hednesford Train Station—making it ideal for commuters and those seeking convenient local amenities.







## Property Specification

Detached Two Bedroom Family Home  
Open Plan Kitchen-Living Area  
Allocated Off Road Parking  
Two Double Bedrooms  
Inverted Floorplan  
Excellent Commuting Links

### Internal

**Open Plan Kitchen-Living**  
15' 4" x 24' 1" (4.68m x 7.35m)

### Downstairs Hall

**Bedroom One**  
15' 4" x 7' 8" (4.68m x 2.33m)

**Bedroom Two**  
8' 10" x 8' 5" (2.7m x 2.56m)

**Family Bathroom**  
11' 1" x 12' 1" (3.39m x 3.69m)

### External

### 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: 5th June 2025

### 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	68 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

