



**Hussey Road, Norton Canes, WS11 9TP**

**Offers In the Region Of £220,000**

# Hussey Road, Norton Canes

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**\*PERFECT FIRST TIME PURCHASE\*** Stunning two bedroom property situated on a private residential street just a stones throw from Jerome Primary School. Internally this well presented home features a welcoming entrance porch, spacious living room, modern kitchen diner and also a versatile conservatory/additional sitting area. Upstairs has two well proportioned bedrooms with ample storage and also a lovely family bathroom. Outside is a generous privately enclosed rear garden that is low maintenance and perfect for any keen gardener. To the fore is a multi vehicle block paved driveway. Nearby amenities include a handful of shops, easily accessible transport links as well as highly regarded Primary And Secondary Schools. Chasewater Nature Reserve is also close by and offers plenty of open space and charming countryside walks. **CALL NOW TO VIEW!!!**





## Property Specification

PERFECT FIRST TIME PURCHASE  
SOUGHT AFTER LOCATION  
TWO BEDROOMS  
SPACIOUS LIVING ROOM  
MODERN KITCHEN & BATHROOM

### Porch

Living Room 18' 6" x 12' 7" (5.64m x 3.84m)

Kitchen Diner 12' 4" x 9' 8" (3.76m x 2.95m)

Conservatory 9' 11" x 9' 0" (3.02m x 2.74m)

### Landing

Bedroom One 12' 4" x 10' 1" (3.76m x 3.07m)

Bedroom Two 9' 9" x 6' 8" (2.97m x 2.03m)

### Bathroom

### 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.

### Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage  
Council tax band: B  
Tenure: Freehold  
Other Charges: N/A

# Floor Plan

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

## 2a Hussey Road

Approx. 43.0 sq. metres (463.3 sq. feet)



## First Floor

Approx. 26.2 sq. metres (281.9 sq. feet)



Total area: approx. 69.2 sq. metres (745.2 sq. feet)

# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Map Location

