



Walsall Road, Norton Canes
Cannock, WS11 9QY

Offers in the Region Of £325,000

Norton Canes

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Welcome to Walsall Road, a beautifully presented four bedroom property situated in the much sought after Norton Canes area.

An internal inspection reveals a welcoming entrance hall, spacious family living room with feature fireplace, large kitchen diner with plenty of space for appliances and also a separate utility room and completing the ground floor is the guest W/C.

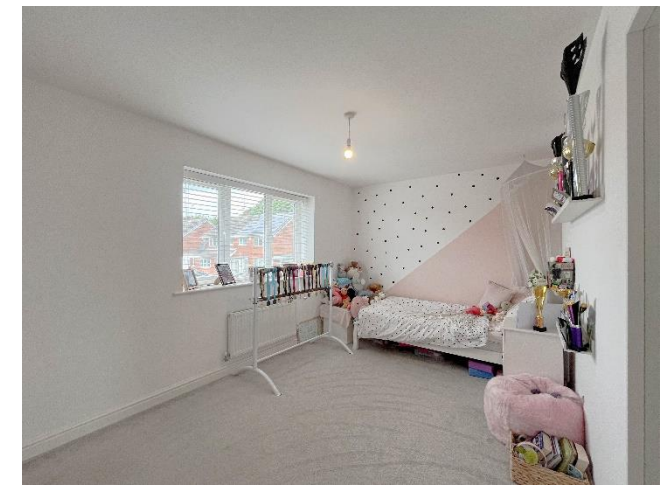
Stairs lead to the first floor where the property boasts four bedrooms, all generous in size, also an en suite to master and family bathroom.

Outside is a pleasant privately enclosed rear garden and to the fore is a multi vehicle driveway and garage.

Nearby amenities include easily accessible transport links, highly regarded schools and also local shops

CALL NOW TO VIEW!!!







Property Specification

SOUGHT AFTER LOCATION
SPACIOUS DETACHED PROPERTY
FOUR GENEROUS BEDROOMS
LARGE LIVING ROOM
KITCHEN DINER

Hallway

W/C

Living Room 11' 5" x 19' 0" (3.48m x 5.79m)

Kitchen Diner 27' 1" x 9' 1" (8.26m x 2.77m)

Utility Room 6' 0" x 5' 1" (1.83m x 1.55m)

Landing

Bedroom One 11' 6" x 13' 9" (3.51m x 4.19m)

En Suite

Bedroom Two 14' 7" x 9' 4" (4.45m x 2.84m)

Bedroom Three 12' 3" x 9' 5" (3.73m x 2.87m)

Bedroom Four 9' 0" x 9' 9" (2.74m x 2.97m)

Bathroom

Garage 8' 3" x 16' 5" (2.51m x 5.00m)

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:

Viewer's Note:

Services connected:
Council tax band: D
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

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 | | 92 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

