



Washbrook Lane, Norton Canes
Cannock, WS11 9PE

£595,000

Norton Canes

£595,000



Paul Carr Estate Agents are delighted to present to the market this exceptional four-bedroom executive detached family home, ideally located on the highly coveted Washbrook Lane in Norton Canes, Staffordshire with no onward chain!

This individually designed residence offers spacious and versatile accommodation, briefly comprising a welcoming reception hall, an impressive open-plan kitchen-diner with a separate utility room, a 23ft+ lounge, a guest cloakroom, and an additional family / dining room featuring a glass roof lantern and double french doors opening onto the rear garden. The ground floor also benefits from underfloor heating in select areas of the ground floor.

A feature staircase leads to a generous first-floor landing, providing access to four double bedrooms and two contemporary bathrooms.

Occupying a prominent corner plot, the property boasts a substantial block-paved driveway with ample parking for multiple vehicles and access to an extended triple garage via three electric roller doors. Above the garage is a versatile office / bar space, ideal for home working or entertaining.

The beautifully landscaped rear garden is predominantly laid with Indian sandstone, complemented by an artificial lawn and double gates providing side access to the front.





Property Specification

Individually Designed Four Bedroom Family Home
Stunning Kitchen-Diner With Modern Appliances, Quartz
Countertops & Underfloor Heating
Utility Room With Quartz Countertops
Four Double Bedrooms
Two Modern Bathrooms & Downstairs Cloakroom

Reception Hall

Kitchen 11' 4" x 10' 5" (3.45m x 3.18m)

Dining Room 8' 9" x 8' 3" (2.67m x 2.51m)

Utility 3' 10" x 8' 3" (1.17m x 2.51m)

Living Room 23' 1" x 12' 0" (7.04m x 3.66m)

Family / Dining Room 9' 4" x 20' 2" (2.84m x 6.15m)

Downstairs Cloakroom

Bedroom One 9' 10" x 20' 10" (3m x 6.35m)

Master En-Suite 3' 11" x 8' 4" (1.19m x 2.54m)

Bedroom Two 13' 0" x 12' 1" (3.96m x 3.68m)

Bedroom Three 10' 0" x 11' 5" (3.05m x 3.48m)

Bedroom Four 9' 10" x 8' 9" (3.00m x 2.67m)

Family Bathroom 6' 7" x 9' 8" (2.01m x 2.95m)

Triple Garage 17' 2" x 28' 4" (5.23m x 8.64m)

Garage First Floor Office 17' 2" x 10' 8" (5.23m x 3.25m)

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: 10th June 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.

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



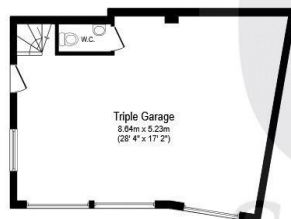
Ground Floor

Floor area 78.6 sq.m. (846 sq.ft.)



First Floor

Floor area 68.3 sq.m. (735 sq.ft.)



Garage Ground Floor

Floor area 42.4 sq.m. (457 sq.ft.)



Garage First Floor

Floor area 16.4 sq.m. (177 sq.ft.)

Total floor area: 205.8 sq.m. (2,215 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 Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

