



PAUL  
CARR

Castlecroft, Norton Canes,  
Cannock, WS11 9WS

**£640,000**

Paul Carr Estate Agents are delighted to present this substantial five-bedroom detached family home, situated on Castlecroft - one of the most sought-after streets in the desirable village of Norton Canes.

The ground floor accommodation is welcomed by a spacious and characterful entrance hall - featuring paneled walls, decorative ceiling and archway coving, and a stained-glass stairwell window. The property benefits from three well-proportioned reception rooms, offering versatile living areas ideal for both everyday family life. The stunning kitchen is fitted with modern cabinetry, under-cabinet lighting, a range of integrated appliances, and a five-ring Rangemaster stove cooker. In addition, a superb 19ft conservatory provides an excellent extra living space with views over and access to the rear garden. A convenient ground floor cloakroom completes the downstairs accommodation.

To the first floor are five generously sized bedrooms served by three well-appointed bathrooms.

Externally, the property is approached via a generous block-paved driveway providing off-road parking for multiple vehicles and access to a partially converted double garage.

The south-westerly facing rear garden provides a private and attractive outdoor setting with a pleasant tree-lined backdrop. The garden features a well-maintained manicured lawn alongside a block-paved seating area, a pergola and a summerhouse with fitted power. Completing the garden is a decorative rockery with mature planted shrubbery.

This impressive home presents a rare opportunity to acquire a spacious family residence in a prime village location. Early viewing is highly recommended to fully appreciate the size, character, and setting this wonderful property has to offer.

Tenure: We can confirm the property is Freehold.

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

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)



**PAUL  
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Estate Agents  
Sales & Lettings

**Entrance Hall**

**Lounge**

16' 7" x 15' 2" (5.05m x 4.63m)

**Dining Room**

10' 6" x 10' 4" (3.21m x 3.14m)

**Kitchen**

10' 10" x 13' 11" (3.30m x 4.25m)

**Study**

8' 8" x 6' 7" (2.65m x 2.00m)

**Conservatory**

11' 6" x 19' 4" (3.51m x 5.89m)

**Downstairs Cloakroom**

**Bedroom One**

11' 0" x 16' 0" (3.36m x 4.88m)

**Master En-Suite**

7' 1" x 8' 4" (2.15m x 2.55m)

**Bedroom Two**

10' 3" x 11' 8" (3.13m x 3.56m)

**En-Suite**

5' 8" x 7' 11" (1.72m x 2.42m)

**Bedroom Three**

10' 4" x 12' 10" (3.16m x 3.90m)

**Bedroom Four**

10' 3" x 9' 11" (3.13m x 3.02m)

**Bedroom Five**

9' 1" x 11' 0" (2.77m x 3.36m)

**Garage**

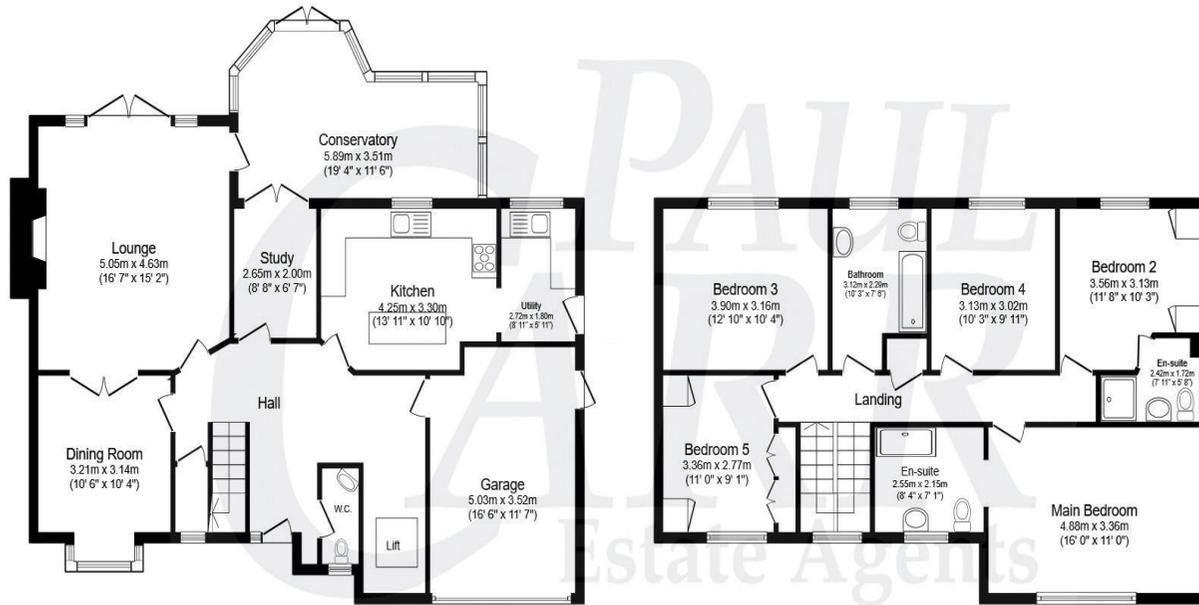
16' 6" x 11' 7" (5.03m x 3.52m)





# Floor Plan

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



**Ground Floor**  
Floor area 120.5 sq.m. (1,297 sq.ft.)

**First Floor**  
Floor area 92.1 sq.m. (992 sq.ft.)

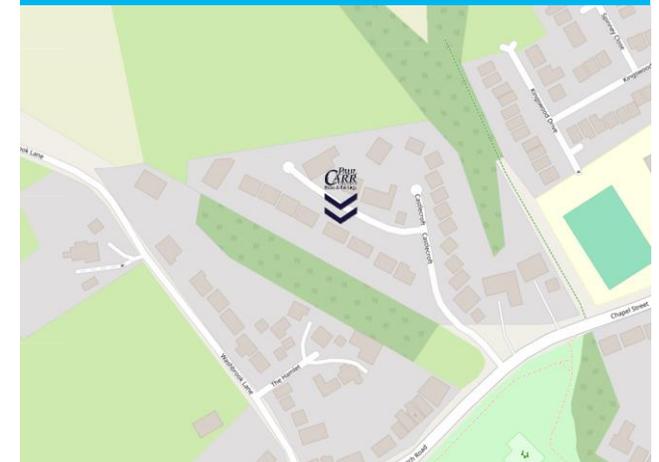
Total floor area: 212.7 sq.m. (2,289 sq.ft.)

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 Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | 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: 24th February 2026

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.

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