



Dunlin Drive, Norton Canes,
Cannock, WS11 9AP

£375,000

Paul Carr Estate Agents are delighted to present this impressive four-bedroom detached family home, ideally situated in the popular village of Norton Canes.

The ground floor accommodation briefly comprises a spacious entrance hallway with integral access to the garage, a generous 15ft+ lounge, and a stunning open-plan kitchen–diner fitted with modern high-gloss cabinetry including a range of integrated appliances and double French doors opening directly onto the rear garden. Adjacent to the kitchen is a practical utility room featuring matching cabinetry and additional space for laundry and storage, which in turn leads through to a convenient downstairs cloakroom, completing the ground floor accommodation.

To the first floor are four well-proportioned bedrooms. The property also benefits from two contemporary bathrooms, including a stylish family bathroom fitted with both a double shower and separate bath.

Externally, the property enjoys a private rear garden providing an excellent space for outdoor dining, relaxing, and family activities. To the front, a private driveway provides off-road parking for multiple vehicles and leads to the integral garage.

Tenure: We can confirm the property is Freehold.

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

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



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Entrance Hall

Lounge

15' 3" x 10' 8" (4.65m x 3.26m)

Kitchen-Diner

10' 4" x 19' 2" (3.14m x 5.84m)

Utility

5' 3" x 5' 10" (1.61m x 1.79m)

Downstairs Cloakroom

2' 9" x 5' 10" (0.85m x 1.79m)

First Floor Landing

Bedroom One

11' 0" x 14' 1" (3.35m x 4.29m)

Master En-Suite

4' 8" x 8' 0" (1.41m x 2.45m)

Bedroom Two

11' 2" x 10' 8" (3.40m x 3.26m)

Bedroom Three

8' 6" x 10' 11" (2.60m x 3.34m)

Bedroom Four

9' 7" x 7' 9" (2.92m x 2.35m)

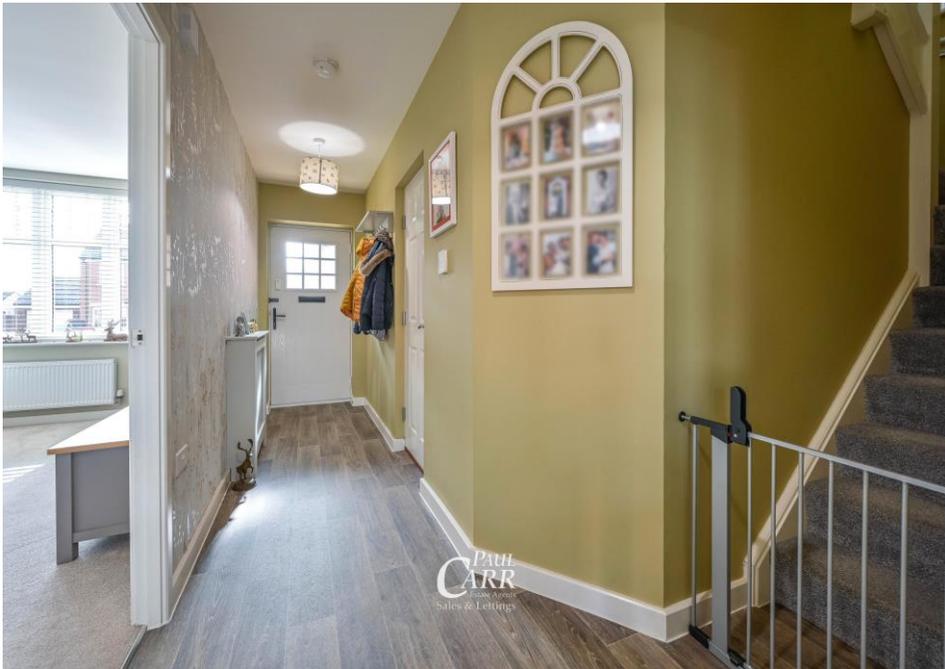
Family Bathroom

9' 7" x 6' 9" (2.92m x 2.07m)

Garage

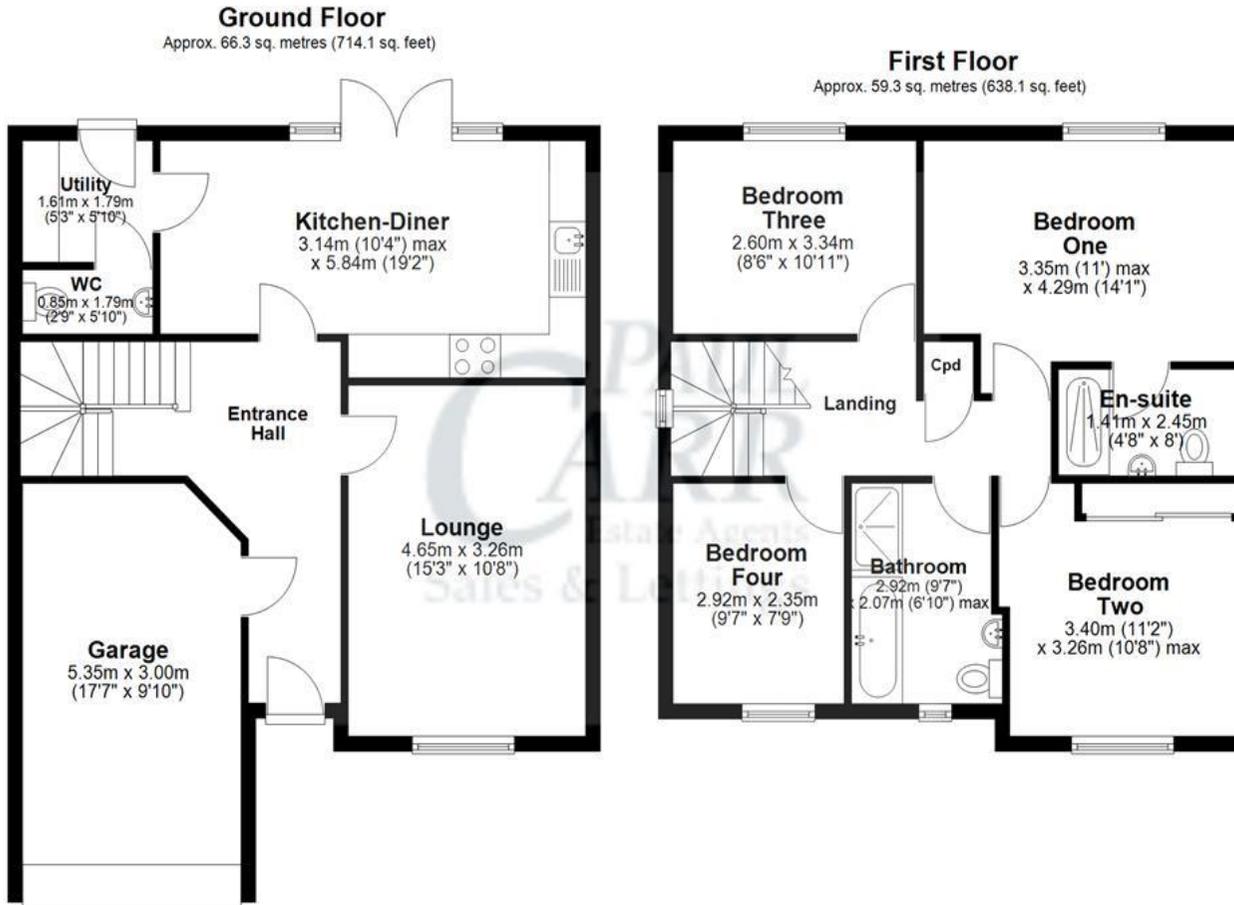
17' 7" x 9' 10" (5.35m x 3.00m)





Floor Plan

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

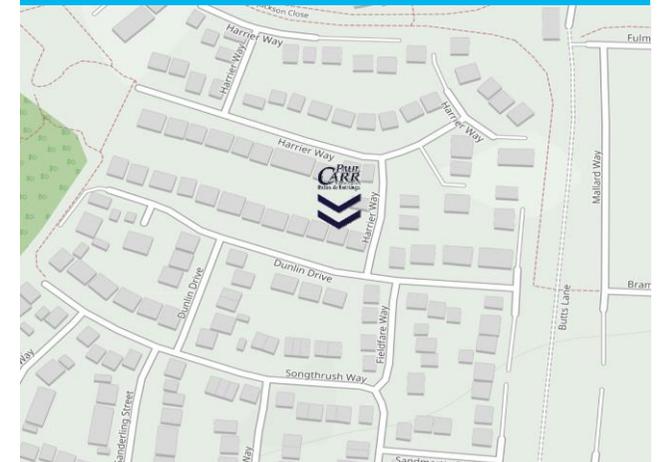


Total area: approx. 125.6 sq. metres (1352.2 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	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:

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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