



Butts Lane, Norton Canes  
Cannock, WS11 9PP

£210,000



# Norton Canes

£210,000



Welcome to Butts Lane, a highly regarded area of Norton Canes and this beautifully presented Period style semi-detached property dating back to 1908. Immaculately presented whilst retaining original character and charm this fabulous property would ideally suit first time buyers and those considering downsizing. Located in a quiet side road within easy reach of amenities in the village, Chasewater Park and for commuters the M6 Toll, A5 and M54 motorways are a short drive away. Internally the property has been renovated to an excellent standard throughout and comprises of a dining area with a superb oak staircase separating the lounge area. An exposed brick fireplace houses a log burner and French doors lead out to the rear garden. The refitted kitchen has ample storage and leads through to a ground floor bathroom with corner shower cubicle. The upstairs has a stylish main bedroom with an en-suite bathroom and a second bedroom overlooks the rear garden. To the outside is a private rear garden with a patio area, fenced boundaries and a gate from the front where a driveway provides off road parking. Viewing is by appointment so contact Paul Carr Great Wyrley to arrange an appointment.







## Property Specification

Charming Period Style Semi-Detached  
Two Bedrooms  
Two Bathrooms  
Lounge with Log Burner  
Many Original Character Features

Open Plan Living 7.85m (25'9") x 3.53m (11'7")

Kitchen 4.16m (13'8") x 1.93m (6'4")

Shower Room 2.22m (7'3") x 1.94m (6'4")

Bedroom 1 3.53m (11'7") x 3.35m (11')

Bedroom 2 3.56m (11'8") x 1.50m (4'11")

### 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: 2nd November 2023

### Viewer's Note:

Services connected:  
Council tax band: B  
Tenure: Freehold

# 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		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

