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**flint & co**

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**Client Approval**

I/We have checked these Sales Particulars and find them to be an accurate reflection of the property & any fixtures & fittings included. I/We will provide details should any material changes take place in the future.

Signed.....

Signed.....

Dated.....



**11 Mere Croft, Norton Canes, Cannock, WS11 9XT**

**Offers in the region of £439,950 Freehold**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-101) <b>A</b>		(91-101) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

An individually designed, well proportioned and improved 4 bedroom detached house, ideally positioned on a quiet private road in the village of Norton Canes. This property is deceptively spacious and upgraded to a high standard, viewing is essential to appreciate. In brief the accommodation comprises of: Through hallway, dining room, lounge, conservatory, study, guest cloakroom, refitted modern kitchen with built in appliances, utility room, master bedroom with re fitted modern ensuite shower room, three further DOUBLE BEDROOMS, refitted family bathroom, garden to rear ( with the option to purchase large enclosed hot tub) , driveway to fore.  
 \*\*\*\*\*VIEWING HIGHLY RECOMMENDED TO APPRECIATE SIZE AND LOCATION\*\*\*\*\*

### Points of Interest

- A spacious and upgraded four bedroom detached house
- Dining room
- Utility and guest cloakroom
- Master bedroom with refitted ensuite
- Refitted family bathroom
- Lounge
- Refitted modern kitchen with built in appliances
- Study
- Three further double bedrooms
- Gardens front and rear viewing highly recommended

**Agents 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 dimension 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.

Council tax band: D Tenure: Freehold

