

flint & co

flintandco.com 01543 624400

Cannock office: Telephone: 01543 62 44 00 E-mail: info@flintandco.com

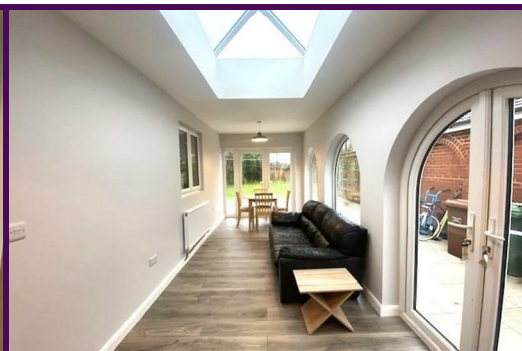
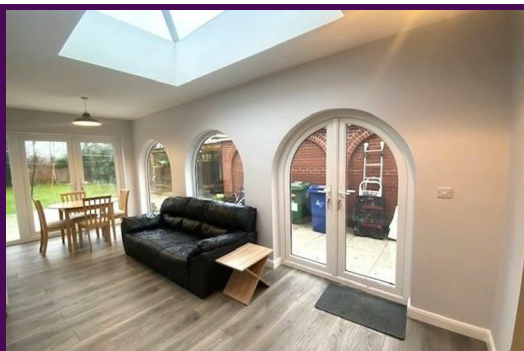


65 Norton Green Lane, Norton Canes, Cannock, Staffordshire, WS11 9PR Offers in excess of £375,000

A superb opportunity to purchase this very deceptively spacious and much improved detached family residence. The property has been upgraded to a very high standard and must be viewed to fully appreciate.

Located in the popular residential village of Norton Canes with shops, amenities, public transport routes and good school catchment for both primary and secondary education. The property offers a wealth of living area space and bedroom sizes alike.. In brief, the accommodation comprises of: Entrance hallway, 25' Lounge/diner, sun room, refitted modern kitchen, refitted family bathroom, FOUR DOUBLE BEDROOMS, master bedroom (on first floor) with ensuite and shower. Outside there is a good sized rear garden with sheltered seating area, a block paved driveway to fire offering ample off road parking for several vehicles and a detached garage.

*****VIEWING IS ESSENTIAL TO APPRECIATE SIZE AND STANDARD OF THIS PROPERTY*****



Entrance Hallway

Having a ceiling light point, power points, radiator, laminate wood effect flooring, stairs off to first floor and doors to:

Lounge/diner

25'4" x 11'2" max 10'3" min (7.72m" x 3.40m" max 3.12m" min)

Having three ceiling light points, ceiling sky light window, feature wall unit with built in electric flame effect fire and shelving. two radiators, power points, a door into the kitchen and door into the sun room.

Refitted Kitchen

13'3" x 10'11" (4.04m" x 3.33m")

Having a range of wall mounted and base units with work tops over, an acrylic sink and drainer, built in electric induction hob with extractor hood over, built in oven, space for a fridge freezer, laminate wood effect flooring, power points, radiator and double glazed French style doors to the rear garden.

Sun room

20'10" x 8' (6.35m" x 2.44m)

Having a ceiling light point, sky light window, power points, laminate wood effect flooring, and double glazed French doors into the rear garden.

Utility room

8' x 5' (2.44m x 1.52m)

Having base units, power points, plumbing for a washing machine, space for a dryer and space for a fridge.

Refitted family bathroom

A white suite comprises of: low level WC, pedestal wash hand basin, bath with shower over and additional rainfall shower head, a ceiling light point, extractor fan, partial wall tiling, tiled flooring, storage unit and heated towel rail.

Master bedroom (first floor)

49'2" x 29'6" x 36'1" x 32'9" (15'9" x 11'10")

Having a ceiling light point, power points, radiator built in storage rails and shelves. a shower enclosed in a cubicle, a double glazed window to the front and rear.

Ensuite

Having a low level WC, vanity wash hand basin and radiator.

Bedroom two (ground floor)

12' x 11'7" (3.66m x 3.53m")

Having a ceiling light point, power points, radiator, built in storage unit and a double glazed window to the front.

Bedroom three (ground floor)

12'2" x 12'3" max 10'6" min (3.71m" x 3.73m" max 3.20m" min)

Having a ceiling light point, power points, radiator, built in wardrobes with mirrored sliding doors and a double glazed bow window to the rear.

Bedroom four (currently used as a sitting room)

12'10" x 12'2" max 9'1" min (3.91m" x 3.71m" max 2.77m min)

Having a ceiling light point, radiator and a double glazed bay window to the front.

Outside

To the front of the property there is off road parking, There is a good sized rear garden with a sheltered seating area.

Garage

Having a ceiling light point



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: Current 51, Potential 73. Environmental Impact (CO₂) Rating: Current A, Potential A.

