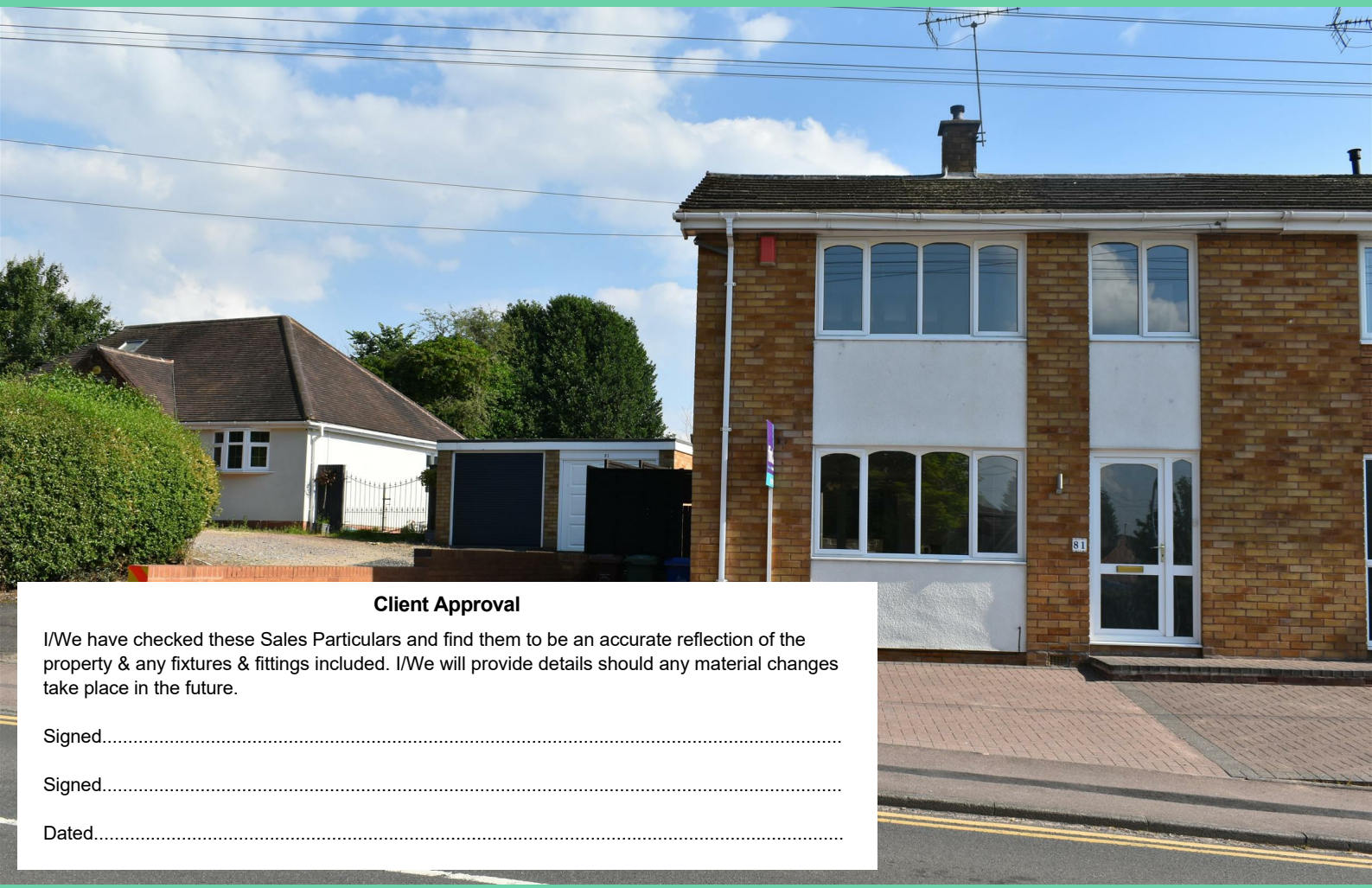




**flint & co**

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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.....

**81 Norton Green Lane, Norton Canes, Cannock, Staffordshire, WS11 9PR**  
**Offers in the region of £229,950**

**\*\*\*\*\*MOTIVATED SELLER\*\*\*\*\*MUST BE VIEWED TO FULLY APPRECIATE\*\*\*\*THIS PROPERTY IS 'LEGAL READY'\*\*\*\*\***An immaculately presented and spacious three bedroom semi detached property, ideally located in the popular residential village of Norton Canes, close to shops, amenities, public transport routes and good school catchment for both primary and secondary education.

The property is immaculately presented, new carpets throughout and boasts good sized living and bedroom sizes. The property benefits from having gas central heating and double glazing. In brief the accommodation comprises of: Large entrance hallway, 23' lounge/diner, 20' kitchen, three good sized bedrooms, shower room and separate WC, rear garden, driveway offering ample off road parking and detached garage.

**\*\*\*\*\*NO UPWARD CHAIN\*\*\*\*\*IDEAL FAMILY HOME\*\*\*\*\***



### Entrance hallway

Having a ceiling light point, power points, radiator, carpet, two storage cupboards a door into the lounge and door into the kitchen, stairs off to first floor.

### Lounge/diner

23'10" x 11'10" (7.26m" x 3.61m")

Having two ceiling light points, power points, two radiators, feature wooden fireplace housing a gas fire, a double glazed window to the front and a double glazed patio door leading out in to rear garden.

### Kitchen

20' max 17'2" min x 9'5" (6.10m max 5.23m" min x 2.87m")

Having a range of wall mounted and base units with roll top work surfaces over incorporating a steel sink and drainer, there is plumbing for a washing machine , space for a cooker, partial wall tiling, two ceiling light points, power points, radiator, lino flooring, storage cupboard a window to rear and door to access rear garden.

### First floor landing

Having a ceiling light point, airing cupboard and doors to:

### Master bedroom

11'5" x 10'7" (3.48m" x 3.23m")

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

### Bedroom two

11'7" x 10'1" (3.53m" x 3.07m")

Having a ceiling light point, power points, radiator and a double glazed window to the rear.

### Bedroom three

9'3" max 7'10" min x 8'4" ( including wardrobes (2.82m" max 2.39m" min x 2.54m" ( including wardr)

Having a ceiling light point, power points, radiator, fitted wardrobe and a double glazed window to the front.

### Shower room

A suite comprises of: pedestal wash hand basin, shower enclosed in a cubicle, tiled walls, radiator and a double glazed obscured window to the rear.

### Separate WC

Having a ceiling light point, Low level WC, partially tiled walls and a double glazed obscured window to the rear.

### Outside

To the front of the property there is a block paved driveway, There is an enclosed rear garden set on two tiers with paved patio areas, shrubs, a greenhouse.



### Council tax band: C Tenure: Freehold

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Current: <b>62</b> Potential: <b>84</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current: <b>A</b> Potential: <b>A</b>
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

