



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

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.....

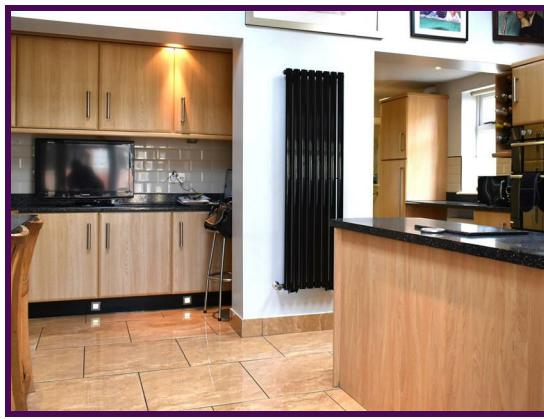
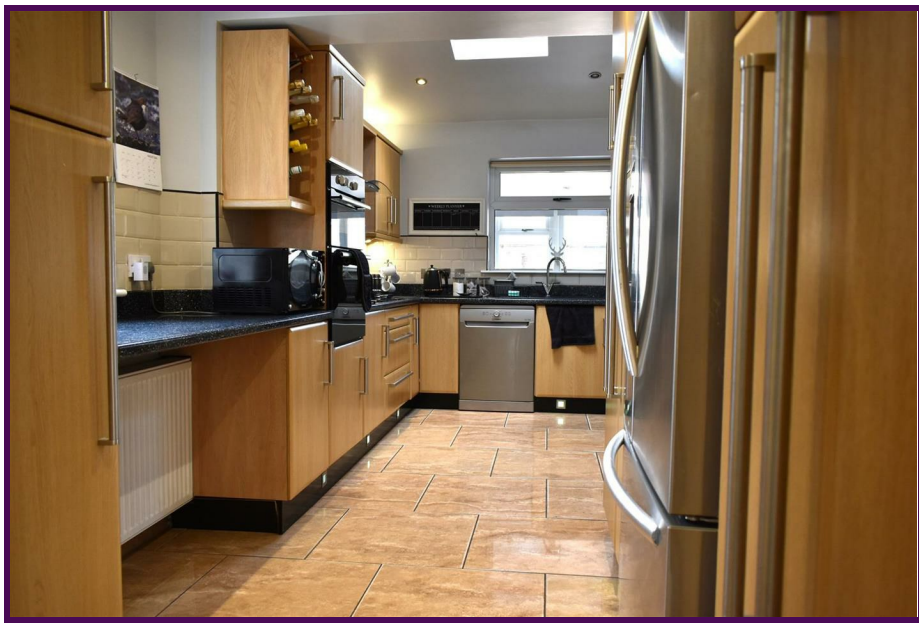


flint & co
flintandco.com 01543 624400



95 Walsall Road, Norton Canes, WS11 9QY

Offers in excess of £285,000 Freehold



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-98) A		(92-98) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Nestled in the charming village of Norton Canes, this delightful property on Walsall Road is a true gem waiting to be discovered. Built in 1960, this spacious house boasts 2 reception rooms, conservatory, guest WC, 4 bedrooms, master bedroom with ensuite and a family bathroom spread across 1,625 sq ft of living space. In addition, an outside recreational room/bar has been built in the rear garden adding an extra family entertaining area.

One of the standout features of this property is the thoughtful extension that has been added, providing ample space for a growing family. With parking available for 3 vehicles, convenience is at the forefront of this home.

Situated close to the motorway, this residence offers the perfect blend of peaceful village living with easy access to major transportation routes. Families will appreciate the proximity to both primary and secondary schools, making the morning school run a breeze.

If you are in search of an ideal family home with no upward chain, look no further. The well-presented interiors and the desirable location make viewing this property essential. Don't miss out on the opportunity to make this house your home sweet home in the heart of Norton Canes.
*****MUST BE VIEWED*****

Points of Interest

- An extended 4 bedroom semi detached house
- Extended kitchen/diner breakfast area
- Guest WC
- Family bathroom
- Bar and recreational room
- Lounge
- Conservatory
- Master bedroom with ensuite
- Driveway
- VIEWING HIGHLY RECOMMENDED

Council tax band: B 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.

