



**Connells**

Norton Hall Lane  
Norton Canes, Cannock



### Ground Floor

#### Entrance Porch

Having a double glazed front entrance door, double glazed window to the side aspect, ceiling light point and door to lounge

#### Lounge

16' 5" x 15' 9" ( 5.00m x 4.80m )

Having a double glazed bay window to the front aspect, two radiators, gas fireplace, three wall lights, carpeted flooring, stairs to first floor and door to dining room

#### Dining Room

10' x 12' 6" ( 3.05m x 3.81m )

Having double glazed sliding doors to the conservatory, gas fireplace, radiator, ceiling light point, carpeted flooring and doors to lounge and kitchen

#### Kitchen

11' 2" x 10' 4" ( 3.40m x 3.15m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, tiled splash-backs, space for oven, fridge/freezer and dining furniture, radiator, ceiling light point, tiled flooring, double glazed window to the rear aspect and a double glazed door for side access

#### Conservatory

11' 4" x 9' 1" ( 3.45m x 2.77m )

Having double glazed windows and doors to the rear garden, ceiling light point and tiled flooring



## First Floor

### Landing

Having carpeted flooring, airing cupboard, loft access and doors to bedrooms and bathroom

### Bedroom 1

12' 5" x 15' 3" ( 3.78m x 4.65m )

Having a double glazed window to the front aspect, fitted wardrobes, radiator, ceiling light point and carpeted flooring

### Bedroom 2

12' 5" x 11' 6" ( 3.78m x 3.51m )

Having a double glazed window to the rear aspect, fitted wardrobes, radiator, ceiling light point and carpeted flooring

### Bedroom 3

11' 2" x 9' 2" ( 3.40m x 2.79m )

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

### Bedroom 4

11' 3" x 8' 5" ( 3.43m x 2.57m )

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

## Bathroom

Having a double glazed window to the side aspect, WC, wash hand basin, bath with shower over, tiled walls, towel radiator, ceiling spotlights, and tiled flooring

## Outside

### Front

Having a tarmac driveway to the side aspect, laid to lawn, shrubs, garage access via up & over door and gated side access to the rear

### Rear

Being a mature rear garden boasting a vast array of trees, shrubs, plants and bushes. Having a paved patio area, laid to lawn, garden shed and backing onto the greenbelt woodland area.

## Garage

16' x 7' 11" ( 4.88m x 2.41m )

Having power, lighting and being home to the boiler

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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