



Connells

School Crescent  
Norton Canes, Cannock





## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this generous sized semi-detached property located in Norton Canes.

To the Ground Floor, the property briefly comprises of an entrance hallway for access to first floor and the lounge. From the lounge you can access the kitchen which comes fully fitted with traditional style units, space for appliances and access to the rear garden. The generous lounge benefits greatly from having an attractive bay window, allowing for an influx of natural light to flood the room.

To the First Floor having TWO BEDROOMS, and a family bathroom.

Externally benefiting from having a driveway suitable for off street parking and an enclosed rear garden complete with a brick paved patio area which separates the laid to lawn.

Perfectly located just a stones throw away to Chasewater Country Park offering extensive water sport activities, nature trails and the heritage steam railway providing a fun day out for all ages right on your doorstep. Also benefiting from being close to many local amenities and both Primary & Secondary Schools.

## Ground Floor

### Hallway

Having stairs to the first floor and a door to the lounge

### Lounge

13' 4" x 12' 3" ( 4.06m x 3.73m )

Having a double glazed bay window to the front aspect, carpeted flooring, radiator, electric fireplace with granite gradient, ceiling light point and door to the kitchen

### Kitchen

10' 2" x 15' 3" ( 3.10m x 4.65m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, tiled splashbacks, door to understairs storage cupboard, space for cooker, extractor hood, plumbing for the dishwasher, space for appliances, radiator, ceiling light point, tiled flooring, double glazed window to the rear aspect and door to the rear garden

## First Floor

### Landing

Having carpeted flooring, ceiling light point, loft access, double glazed window to the side access and doors to bedrooms and bathroom

### Bedroom 1

11' 1" x 12' 3" ( 3.38m x 3.73m )

Having a double glazed window to the side aspect, radiator, ceiling light point, built in wardrobe and carpeted flooring

### Bedroom 2

9' 6" x 9' 3" ( 2.90m x 2.82m )

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

### Bathroom

Having a double glazed window to the rear aspect, bath with shower over, wash hand basin, fully UPVS panelled walls, extractor fan, towel radiator, ceiling light point and vinyl flooring

## Outside

### Front

Having a brick paved driveway suitable for multiple vehicles, part concrete driveway, access to garage and side access to rear garden

### Rear

Having a block paved patio area with a wall and gate separating the patio area and laid to lawn. A brick paved pathway runs down the middle of the garden to the very back of it.



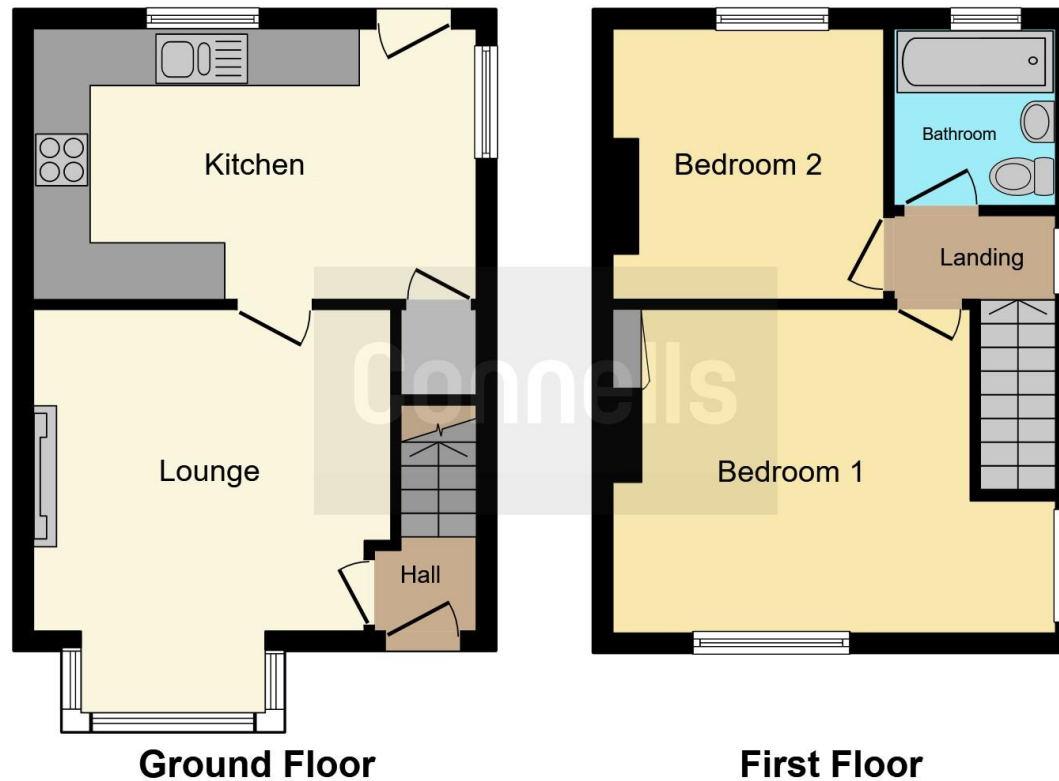












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

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Tenure: Freehold



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