



Connells

Butts Way
Norton Canes, Cannock

Butts Way
Norton Canes, Cannock, WS11 9PL

For sale offers in the region of
£215,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this ATTRACTIVE SEMI-DETACHED FAMILY HOME situated in Norton Canes, close to Chasewater.

Being presented in immaculate condition and benefiting from having ample storage, a hallway, spacious lounge/diner, fully fitted kitchen with integrated washer/dryer and fridge/ freezer included and access to the rear garden, To the First Floor having three bedrooms and bathroom.

Externally benefiting from having a low maintenance rear garden complete with patio areas perfect for entertaining family and friends. There is also access to the brick build outbuilding, providing even more storage space.

Perfectly located in the popular residential area of Norton Canes; 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. Benefiting further from being close to many local amenities and both Primary & Secondary Schools.

Ground Floor

Entrance Porch

Hallway

Having carpeted flooring, storage cupboards, ceiling light point, radiator and stairs to the first floor

Living Room/ Diner

11' 6" max x 23' 5" (3.51m max x 7.14m)

Having a double glazed window to the front aspect, two ceiling light points, carpeted flooring, two radiators, an electric fire and double glazed French doors to the rear aspect

Kichen

12' x 9' 5" (3.66m x 2.87m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated electric oven with gas hobs and extractor hood, integrated fridge/freezer and washer/dryer, ceiling spotlights, tiled flooring, tiled splashbacks, double glazed window to the rear aspect and double glazed door to the rear garden

First Floor

Landing

Having carpeted flooring, ceiling light point, hand rail up the stairs, doors to all bedrooms and family bathroom

Bedroom 1

10' 4" x 11' to wardrobe door (3.15m x 3.35m to wardrobe door)

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

Bedroom 2

9' 8" x 10' 7" to wardrobe door (2.95m x 3.23m to wardrobe door)

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

Bedroom 3

7' 7" x 8' 3" (2.31m x 2.51m)

Having a double glazed window to the front aspect, laminate oak effect flooring, fitted wardrobe and ceiling light point

Bathroom

Having a double glazed window to the rear aspect, radiator, vinyl flooring, bath with shower over, wash hand basin and ceiling light point

Seperate W.C

Having a double glazed window to the rear aspect, WC and vinyl flooring

Outside

Front

Having a grassed front lawn, paved pathway leading to the front door and side access to the rear garden

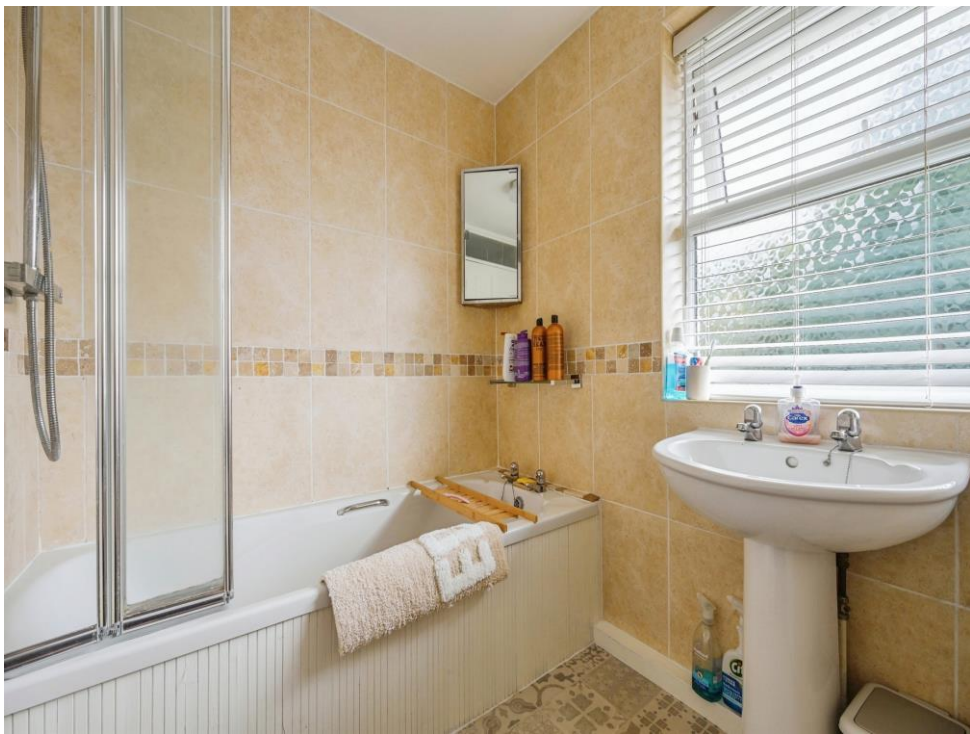
Rear

Having a patio area and grassed lawn with a pathway to the brick built outbuilding

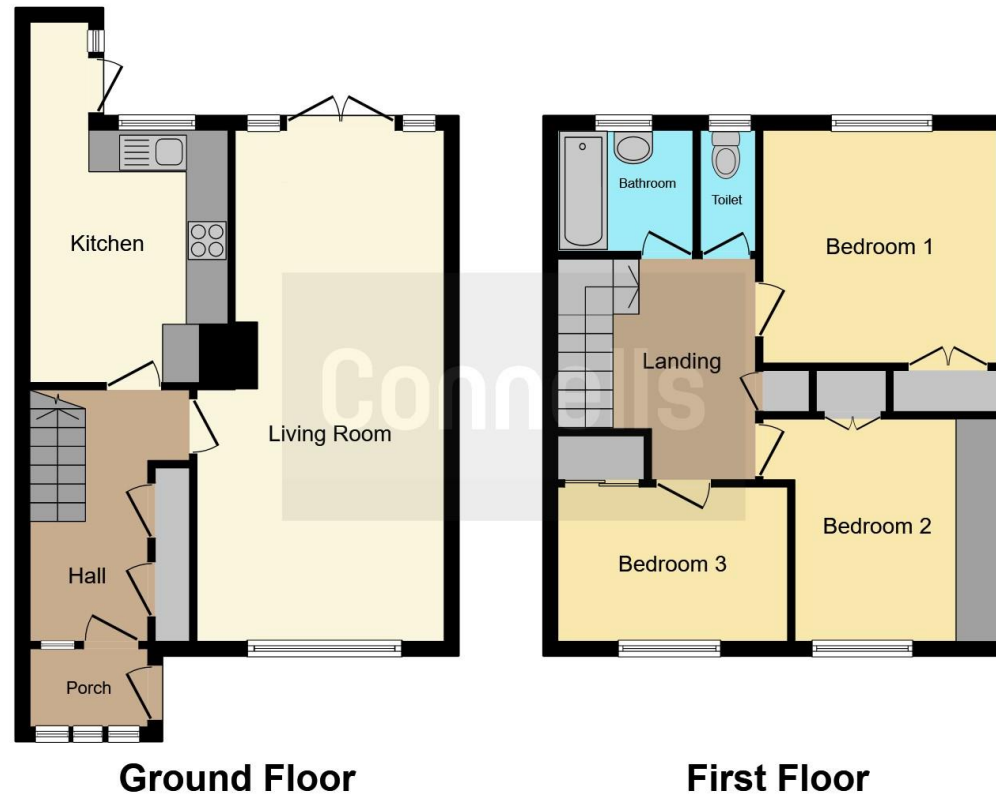
Garage

8' 3" x 16' 9" (2.51m x 5.11m)









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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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