



**Connells**

Butts Lane  
Norton Canes, Cannock



# Butts Lane Norton Canes, Cannock, WS11 9PP

For sale offers in the region of  
**£200,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this DECEPTIVELY SPACIOUS TWO BEDROOM SEMI DETACHED HOUSE located in Norton Canes, close to Chasewater.

To the Ground Floor the property briefly comprises of two spacious reception rooms, a fully fitted galley kitchen with plumbing and space for appliances, natural lighting flooding in through the kitchen window and side door access. To the rear of the property is the family bathroom, complete with a vast walk in shower.

To the First Floor having TWO double bedrooms.

Externally benefiting from having a small gravelled frontage and patio areas to the rear and side of the property. On street parking or parking to the rear of the property is available.

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

### Dining Room

14' 1" x 13' 1" ( 4.29m x 3.99m )

Having a UPVC door entering through to the dining room, double glazed window to the front aspect, laminate flooring, ceiling light point, radiator, brick fireplace with gas fire.

### Living Room

14' 1" x 16' 5" ( 4.29m x 5.00m )

Having a double glazed window to the side aspect, french doors leading to the rear garden, laminate flooring, ceiling light point, radiator, gas fire place.

### Kitchen

8' 8" x 16' 3" ( 2.64m x 4.95m )

Being a fully fitted galley kitchen with a range of wall and base cupboards with laminate worktops over, space for appliances, integrated oven, four ring gas hob, sink with drainer, tiled splashbacks, laminate flooring, ceiling light point, double glazed window to the side aspect, door to rear garden, door to bathroom.

### Bathroom

Having a large walk in shower cubicle, WC, hand wash basin with storage underneath, chrome heated towel rail, double glazed window to the side aspect, laminate flooring.

## First Floor

### Bedroom 1

14' 1" x 13' 1" ( 4.29m x 3.99m )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect, storage cupboard.

### Bedroom 2

14' 1" x 16' 5" ( 4.29m x 5.00m )

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

## Outside

### Front

Having side access to the property and steps up to the front entrance door.

### Rear

Having an enclosed patio area and garden shed, with parking available to the rear of the property.













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: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK107805](http://connells.co.uk/Property/CNK107805)**



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