



Entrance Hallway

Having a ceiling light point, door to living room and stairs to first floor

Living Room

14' 7" max (L SHAPED) x 22' 9" max (4.45m max (L SHAPED) x 6.93m max)

Having a double glazed window to the front aspect, laminate flooring, storage cupboard, media wall with built in fire, radiator and ceiling light point. Having open access to the dining area which features a breakfast bar, perfect for dining space and a further ceiling light point and radiator. From here there is access to the kitchen and to the conservatory

Dining Area

Kitchen

8' 7" x 9' 1" (2.62m x 2.77m)

Being a brand new fully fitted kitchen with a range of white high gloss wall, base and drawer units with oak effect laminate worktops over, integral washing machine, sink with drainer, integrated oven, induction hob with extractor above and tiled splashbacks, integral dishwasher ceiling light point, laminate flooring and double glazed window to the rear aspect

Conservatory

7' 2" x 7' 2" (2.18m x 2.18m)

Having laminate flooring, double glazed windows and door to the side aspect with access to the rear garden



Having a grassed front lawn and driveway suitable for parking for multiple vehicles.

Rear

Being an enclosed rear garden with patio area and various shrubbery surrounding.



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this FULLY RENOVATED, SHOWHOME CONDITION SEMI DETACHED FAMILY HOME located in Norton Canes - with THREE BEDROOMS, OPEN PLAN LIVING & CONSERVATORY.

To the Ground Floor the property comprises of an entrance hallway leading into the open plan living, dining and kitchen area. From here there is access into the conservatory providing further living space and perfect for entertaining. The BRAND NEW kitchen comes fully fitted with modern high gloss units and integrated appliances, with open space to the dining area which has a breakfast bar. Additionally the living room has a built in stylish media wall with fire and panelled surround.

To the First Floor having THREE bedrooms and a bathroom with a shower over.

Externally benefiting from having a driveway suitable for multiple vehicles and an enclosed rear garden ideal for entertaining.

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 and Secondary schools. Commuter benefits include the M6, M6 Toll and A5.

First Floor

Landing

Having carpeted flooring, ceiling light point, window to the side aspect, doors to bedrooms and bathroom, loft hatch access.

Bedroom 1

8' 8" x 13' 1" (2.64m x 3.99m)

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

Bedroom 2

8' 8" x 9' 5" (2.64m x 2.87m)

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

Bedroom 3

5' 9" x 7' 1" (1.75m x 2.16m)

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

Bathroom

Being a brand new fitted bathroom with panelled wall tiles, ceiling light point, vinyl flooring, double glazed window to the rear aspect, bath with shower over, glass shower screen, sink and WC

Outside

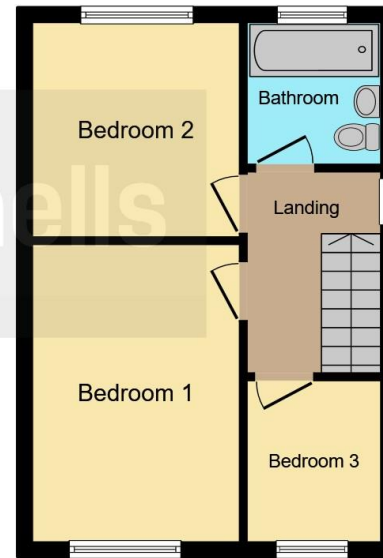
Front







Ground Floor



First Floor

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

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EPC Rating: E Council Tax
Band: B

Tenure: Freehold

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