



Connells

Church Road  
Norton Canes, Cannock



# Church Road Norton Canes, Cannock, WS11 9PF

For sale offers over  
**£290,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic THREE BEDROOM LINK DETACHED located in Norton Canes, Cannock.

To the Ground Floor the property briefly comprises of an entrance porch and hallway leading through to the open plan living room, kitchen, garage and dining room. Both reception rooms offer ample amount of room for both dining and living areas, with the kitchen coming fully fitted with integrated appliances and access to the integral garage.

To the First Floor having THREE bedrooms and a shower room.

Externally benefiting from having driveway parking suitable for multiple vehicles and a large enclosed rear garden with a separate laid to lawn area.

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 having excellent commuter links such as the M6 Toll, M6 and A5.

## Ground Floor

### Entrance Porch

Having double glazed windows to the front and side aspects, laminate flooring, door into hallway.

### Entrance Hall

Having laminate flooring, ceiling light point, radiator, door to living room, stairs to first floor.

### Living Room

22' 9" x 20' 3" max ( 6.93m x 6.17m max )

Having carpeted flooring, ceiling light points, wall lights, radiator, gas fire place, french doors to the kitchen, double sliding doors to the dining room, double glazed window to the rear aspect.

### Kitchen

9' 8" x 11' 8" ( 2.95m x 3.56m )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops across, sink with drainer, space and plumbing for appliances, integrated oven, four ring gas hob with extractor above, tiled splashbacks, integrated fridge / freezer, breakfast bar area, ceiling light point, double glazed window to the front aspect, door to garage.

## Reception Room

7' 8" x 16' 9" ( 2.34m x 5.11m )

Having laminate flooring, ceiling light point, wall light, sliding double doors to the rear aspect.

## Garage

9' 5" x 15' 4" ( 2.87m x 4.67m )

Having double doors to the front aspect, UPVC door to the kitchen and door to the rear aspect accessing the rear garden.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and shower room, double glazed window to the side aspect.

### Bedroom 1

10' 1" x 12' 4" ( 3.07m x 3.76m )

Having carpeted flooring, ceiling light point, wall lights, radiator, built in wardrobes, double glazed window to the rear aspect.

### Bedroom 2

8' 8" x 11' 1" ( 2.64m x 3.38m )

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

### Bedroom 3

6' 2" x 8' 2" ( 1.88m x 2.49m )

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

## Shower Room

Having a WC, hand wash basin vanity unit with storage below, corner shower cubicle with glass shower screens, laminate flooring, tiled walls, ceiling light point, double glazed window to the front aspect, storage cupboard.

## Outside

### Front

Having a brick paved driveway suitable for multiple vehicles with access to the garage and entrance porch.

### Rear

Being an enclosed rear garden with a patio area and gated laid to lawn area.

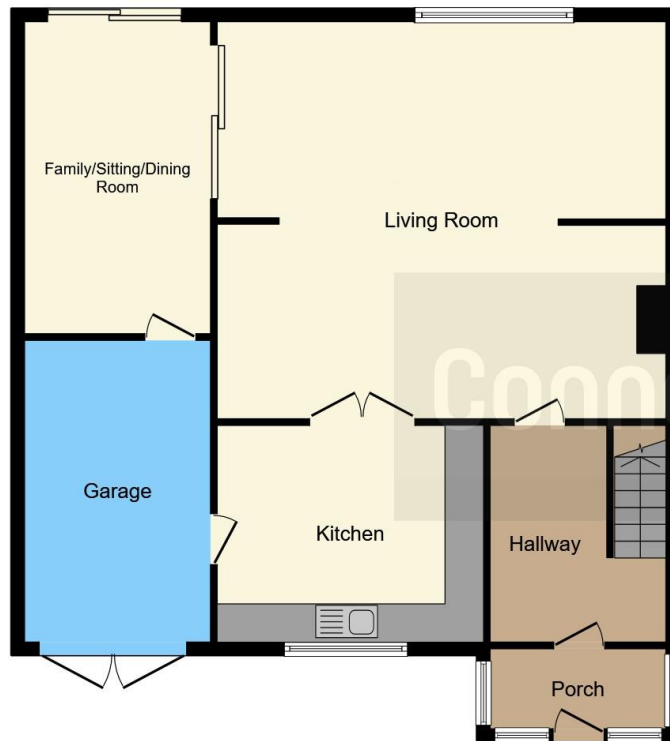




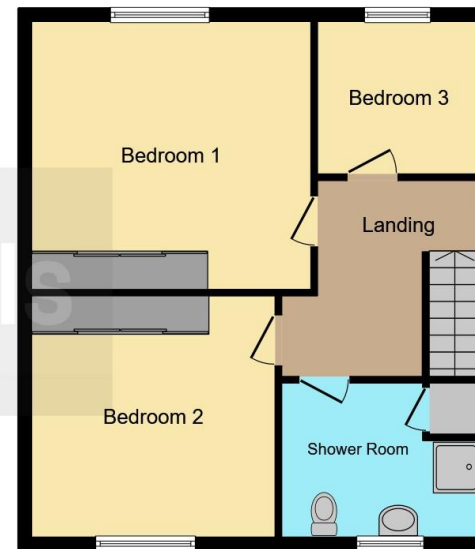








**Ground Floor**



**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](http://www.focalagent.com)

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**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108467](http://connells.co.uk/Property/CNK108467)**



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