



**Connells**

Harrier Way  
Norton Canes, Cannock





## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic SEMI-DETACHED MODERN THREE BEDROOM family home located in Norton Canes, Cannock.

To the Ground Floor the property briefly comprises of an entrance hallway leading through to the living room, Guest WC and kitchen / diner. The kitchen comes fully fitted with integrated appliances for a sleek and orderly finish, with an influx of natural lighting from all aspects with the french doors leading out to the garden.

To the First Floor having THREE bedrooms with an en-suite to the master and a family bathroom.

Externally benefiting from having driveway parking and an enclosed rear garden with a separate outbuilding.

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. Benefiting further from having excellent commuter links and benefits with the M6 Toll, M6 and A5.

## Ground Floor

### Entrance Hall

Having a composite front entrance door, tiled flooring, ceiling light point, doors to living room, kitchen, guest WC and storage cupboard, stairs to first floor.

### Guest WC

Having a WC, hand wash basin, tiled flooring, ceiling light point, radiator.

### Living Room

10' 4" x 15' 7" ( 3.15m x 4.75m )

Having laminate flooring, ceiling light point, radiator, double glazed windows to the front and side aspects.

### Kitchen / Diner

8' 8" x 15' 6" ( 2.64m x 4.72m )

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops across, sink with drainer, integrated oven with induction hob above, integrated dishwasher, splashback, extractor hood, ceiling spotlights, ceiling light point, space for dining furniture, radiator, double glazed windows to the front and side aspects with french doors leading to the garden.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and bathroom, door to storage cupboard.

### Master Bedroom

8' 8" x 10' 8" max ( 2.64m x 3.25m max )

Having carpeted flooring, ceiling light point, radiator, door to en-suite, double glazed window to the side aspect,.

### En-Suite

Having a WC, hand wash basin, shower cubicle with glass shower screens and shower above, tiled flooring, tiled splashbacks, double glazed window to the front aspect.

### Bedroom 2

10' 4" x 8' 8" ( 3.15m x 2.64m )

Having carpeted flooring, ceiling light point, radiator, two double glazed windows to the front and side aspects.

### Bedroom 3

10' 4" x 6' 5" max ( 3.15m x 1.96m max )

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

## Family Bathroom

Having a WC, hand wash basin, bathtub, tiled flooring, tiled splashbacks, radiator, ceiling light point, double glazed window to the front aspect.

### Outside

### Front

Having a path and laid to lawn area to the front of the property with a driveway to the rear suitable for multiple vehicles.

### Rear

Having a patio area and laid to lawn area with access to the outbuilding and gated access to the rear driveway.







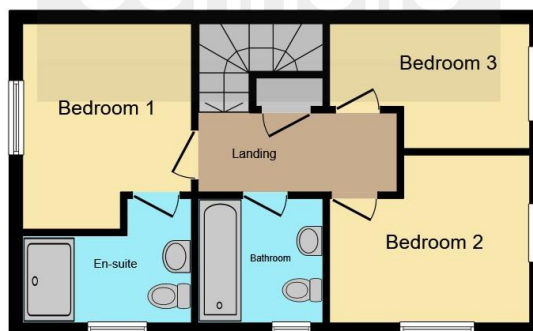








**Ground Floor**



**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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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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