



Songthrush Way
Norton Canes Cannock



Property Description

With its immaculate presentation, desirable location and high-quality finish; this is a superb opportunity to acquire a modern family home ready to move straight into.

CONNELLS ESTATE AGENTS are pleased to market For Sale this exceptional, executive detached family home. Occupying a prime end-plot position within a popular and sought-after residential estate, tucked away at the end of a quiet cul-de-sac. Built just seven years ago, this impressive property has been immaculately maintained and is presented to an outstanding show home standard throughout.

The accommodation is both spacious and well-designed, comprising four generous double bedrooms, including a superb master suite with modern en-suite facilities. The heart of the home is the stylish kitchen/diner, ideal for both everyday family living and entertaining, complemented by a separate utility room and a convenient guest WC. Further benefits include an attached garage and ample storage throughout.

Externally, the property enjoys attractive front and rear gardens, offering privacy and a pleasant outdoor space for relaxation.

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 being close to Primary & Secondary schools and many local amenities.

Ground Floor

Entrance Hallway

Having a double glazed front entrance door, radiator, ceiling light point and laminate flooring

Lounge

21' x 14' 5" into bay (6.40m x 4.39m into bay)

Having a double glazed bay window to the front aspect, two radiators, ceiling light point and carpeted flooring

Kitchen/Diner

21' x 11' 10" (6.40m x 3.61m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, electric hob with cookerhood over, integrated oven, dishwasher, space for dining furniture, ceiling light point, radiator, laminate flooring, double glazed window to the rear aspect and double glazed doors to the rear garden

Utility

Having laminate work surfaces, plumbing for utility purposes, radiator, ceiling light point,

W.C

Having a WC, wash hand basin, radiator, ceiling light point and laminate flooring

First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms and bathroom

Bedroom 1

11' max x 10' 6" max (3.35m max x 3.20m max)

Having a double glazed window to the front aspect, built in wardrobes, radiator, ceiling light point, carpeted flooring and door to ensuite

Bedroom 2

11' 6" x 10' 6" (3.51m x 3.20m)

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

Bedroom 3

11' max x 9' 6" max (3.35m max x 2.90m max)

Having a double glazed window to the side aspect, radiator, ceiling light point and carpeted flooring

Bedroom 4

9' 6" x 8' 9" (2.90m x 2.67m)

Having a double glazed window to the side aspect, radiator, ceiling light point and carpeted flooring

Bathroom

Having a double glazed window, WC, wash hand basin, bath with shower over, extractor

fan, heated towel rail, ceiling light point and vinyl flooring

Outside

Front

Having a tarmac driveway to the side suitable for multiple vehicles

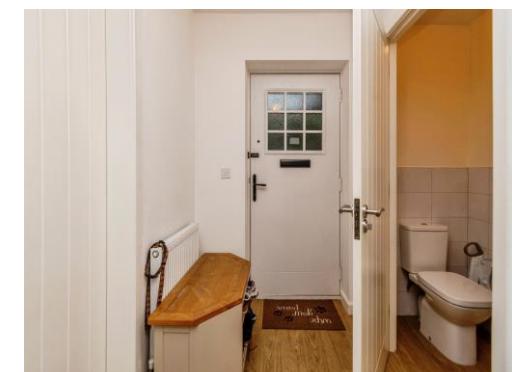
Rear

Having a paved patio area and laid to lawn

Utility

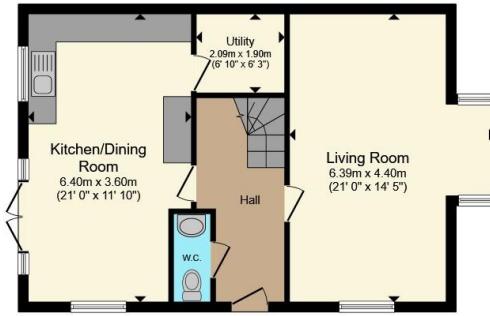
6' 10" x 6' 3" (2.08m x 1.91m)

Having laminate work surfaces, plumbing for utility purposes, radiator, ceiling light point,

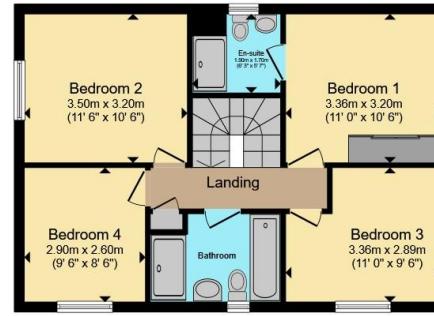




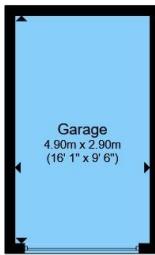




Ground Floor



First Floor



Garage

Total floor area 127.2 m² (1,369 sq.ft.) approx

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.propertybox.io

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Band: D

Tenure: Freehold

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