

Newmarket Road

Norton Canes, Cannock, WS11 9FF



John German 

An executive style detached family home situated in the ever-popular village of Norton Canes.

£350,000



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An executive style detached family home located on Newmarket Road in the popular location of Norton Canes. This location offers easy access to excellent school catchments, local shops, transport links including the A5 and M6 Toll making it ideal for families and commuters alike. The area boasts a friendly community feel and easy access to Cannock Chase, a designated Area of Outstanding Natural Beauty. This property has had a variety of upgrades and improvements including a re-fitted family bathroom & En-suite, modern open plan Kitchen/diner and a beautifully re-landscaped garden.

Internally the property comprises of composite Entrance door opening into the welcoming hallway with wooden style flooring, carpeted stairs rising to the first floor landing and doors off into the living room, kitchen/diner and guest cloakroom. The living room comprises of UPVC double glazed bay window to the front aspect, wooden style flooring, two ceiling light points, gas fire and double doors opening into the open plan Kitchen/diner. The guest cloakroom comprises of low level wc and wash hand basin. The heart of the home is the impressive open plan Kitchen/dining area, with an extensive range of matching wall and base units, with work surfaces over, tiled splashbacks, and space for various free-standing appliances, there is a tiled flooring, ceiling light points, breakfast bar area, glazed sliding doors leading out to the rear garden, UPVC double glazed window to the rear aspect, door into the integral garage and door out to the side of the property.

Upstairs there are four well proportioned bedrooms, with the master bedroom benefiting from its own walk-in-wardrobe and en-suite shower room, the other three bedrooms are serviced by the re-fitted modern family bathroom.

Outside to the front of the property is a large driveway providing ample off-road parking and access into the garage with up and over door along with power and lighting, and an adjacent lawned front garden. To the rear of the property is a low maintenance fully enclosed garden with a decorative paved patio seating area, garden shed, raised beds ideal for a vegetable patch and a superb man cave complete with power and lighting, roof lantern and a wood burning stove.

- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:** Standard
- Parking:** Driveway & Garage
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** Fibre
- See Ofcom link for speed: <https://checker.ofcom.org.uk/>
- Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>
- Local Authority/Tax Band:** Cannock Chase District Council / Tax Band D
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA02092025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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