



Songthrush Way, Norton Canes, Cannock

 3  2  1

Offers in excess of £230,000



## Key Features

- Town House
- En-suite shower room
- Very well presented
- Downstairs w.c.
- Private rear garden
- Walking Chase water
- EPC rating B
- Freehold





\*\*\*\*NEW BUILD 3 BED TERRACED TOWN HOUSE\*\*\*\*\* Situated in a popular area, Norton Canes is a hit with both families and commuters alike with the town of Cannock with its designer outlet complex, many shops and links to the M6 and M6 toll road at just 3 miles away. There are also road links to Lichfield and Walsall amongst others. The area is favoured by families as it has several good primary and secondary schools nearby and nature reserves including the picturesque Chasewater Country Park.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

The spacious property briefly comprises of:-Three floors, on the ground floor comprises a Lounge, kitchen/ diner, downstairs WC. The first floor comprises two bedrooms and a modern family bathroom. The second floor has a master bedroom and an ensuite bathroom. The property benefits from double glazing and gas central heating throughout. Front and rear garden with off road parking at the righthand side of property.



Tenure: Freehold

EPC: B

Council Tax: C







### Frontage

New build terraced town house property with a step up to the access door.

### Lounge 4.46m x 3.62m

Entrance hallway into, a very bright and good-sized lounge.

### Kitchen/Diner 2.32m x 3.65m

fully fitted kitchen diner with white high gloss cupboards and integrated appliances.

### Bedroom 2 2.67m x 3.60m

Double bedroom positioned at the front of the property having a window allowing in plenty of natural light.

### Bedroom 3 2.36m x 3.58m

Positioned at the rear of the property, double bedroom with built in wardrobes.

### Family Bathroom 2.40m x 1.69m

Located on the first floor of the property, having bath basin and w.c.

### Bedroom 1 5.25m x 2.63m

Main double bedroom across the top floor of property with access to ensuite shower room.

### Ensuite 1.51m x 3.42m

Large spacious ensuite with shower, toilet and basin.

### Rear Garden

A modern garden with a slate patio outside the patio doors and a section of astro turf lawn. Steps leading down to another slated patio and access to the garden gate.

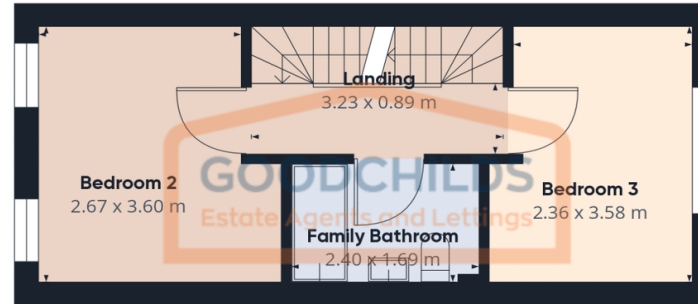




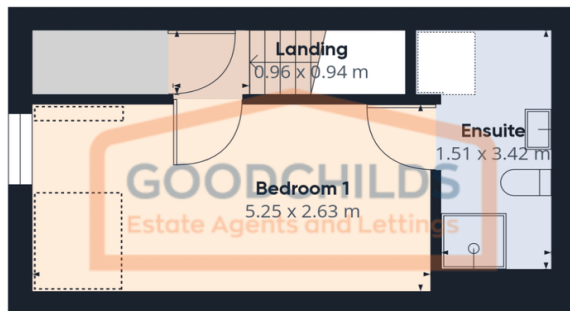




Ground floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
83.39 m<sup>2</sup>

Reduced headroom  
1.78 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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