

# Harrier Way

Norton Canes, Cannock, WS11 9AR



An upgraded and enhanced modern semi detached family home with a recently landscaped rear garden, built by Bloor Homes in 2020 occupying a delightful position on the popular Norton Hall Meadow Development in Norton Canes.

£275,000



John German 

This contemporary semi-detached family home occupies a delightful position nestled towards the end of a small drive of homes located on the popular Norton Hall Meadow development built by Bloor Homes in Norton Canes. The 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 bathrooms, doors, additional spotlighting, flooring and a beautifully re-landscaped garden.

Step inside the composite entrance door opening into the welcoming hallway with modern grey flooring, carpeted stairs rising to the first-floor landing and an internal door leading into the living room. The light and inviting living room has a uPVC double glazed window to the front aspect and a useful understairs storage cupboard.

The impressive kitchen/diner is fitted with a contemporary range of white wall and base units with contrasting matt black handles, fitted worksurfaces over, tiled splashbacks, integrated fridge/freezer, double oven, electric hob with extractor above along with space and plumbing for a washing machine or dishwasher. There is modern grey tiled flooring, spotlights to the ceiling and uPVC double glazed French doors leading out to the rear garden. A door leads to a useful utility room with a fitted work surface along with space and plumbing for a washing machine plus the wall mounted boiler. Leading off is the guest's cloakroom with low level WC, modern grey tiled flooring and a wash hand basin with tiled splashback.

On the first floor the spacious master bedroom has a uPVC double glazed window to the rear aspect, a fitted wardrobe with mirrored sliding doors and its own en-suite shower room comprising of fully tiled double shower unit with rainfall shower, low level WC, tiled flooring, wash hand basin with tiled flooring, mirrored bathroom cabinet, chrome style heated towel rail and an obscured uPVC double glazed window to the rear aspect.

Bedroom two is a further well proportioned double bedroom with a uPVC double glazed window to the front aspect. Bedroom three is an ideal single bedroom which could be utilised as a great space for a home office for those looking to work from home and has a fitted storage cupboard and a uPVC double glazed window to the front aspect. The family bathroom comprises of a modern grey tiled flooring, low level WC, wash hand basin with tiled splashback, a bath with mains shower over and an obscured uPVC double glazed window to the side aspect.

Outside to the front of the property is a tarmac driveway providing off-road parking for two vehicles, a paved pathway leading to the front door and side access into the rear garden. The current vendors have done a superb job in transforming their former rear garden into a fantastic low maintenance landscaped garden with large porcelain tiled patio seating area, contrasting beautifully against the modern black fence panels, astro-turf lawn, and a modern garden shed.

**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. There is an estate management fee of £130 per annum. NHBC warranty until 2030. Boiler was last serviced in January 2025.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

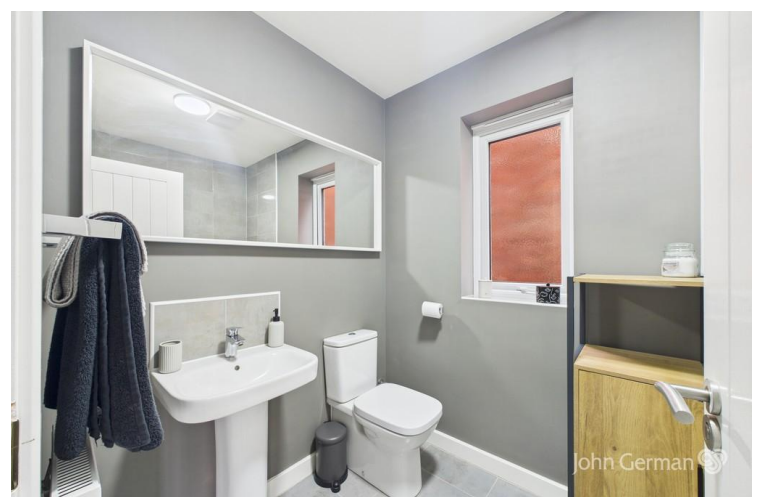
**Our Ref:** JGA/09052025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS.UK

John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**