



Newmarket Road, Norton Canes  
Cannock, WS11 9FF

Offers Over £240,000



# Norton Canes

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Welcome to Newmarket Road, a superbly presented three bedroom semi detached property situated in a popular area of Norton Canes.

An internal inspection reveals a welcoming entrance hall, modern kitchen with space for appliances, large open plan lounge diner perfect for any growing family, guest W/C and completing the ground floor is the versatile garage space currently used for storage and as a utility room.

Stairs lead to the first floor where the property boasts three excellent size bedrooms, an en suite to master and also a modern family bathroom.

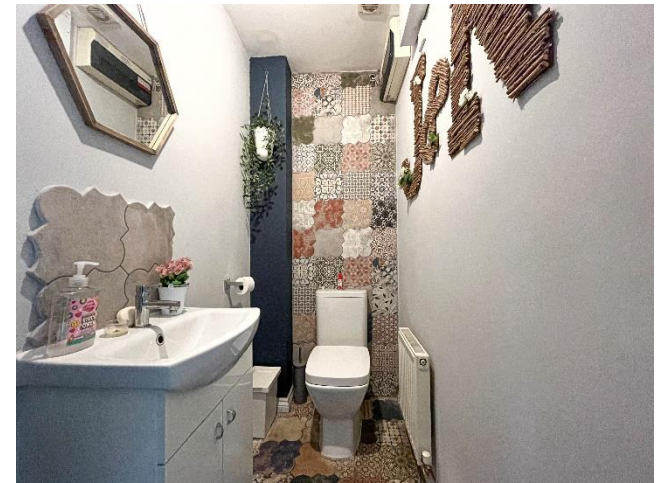
Outside you will find a good sized rear garden and to the fore is a multi vehicle driveway. Nearby amenities include highly regarded local schools, a handful of shops and also easily accessible transport links.

You are also just a stones throw away from Chasewater, an area of outstanding natural beauty and an excellent place to take your family and pets.

**DO NOT MISS YOUR CHANCE TO VIEW!!!!**











## Property Specification

HIGHLY SOUGHT AFTER LOCATION  
THREE BEDROOMS  
EN SUITE AND FAMILY BATHROOM  
LARGE LOUNGE DINER  
KITCHEN

Entrance Hall 12' 9" x 3' 6" (3.88m x 1.06m)

Lounge Diner 18' 3" x 12' 8" (5.56m x 3.87m)

Kitchen 10' 8" x 5' 7" (3.24m x 1.70m)

W/C 6' 2" x 3' 5" (1.87m x 1.03m)

Landing

Bedroom One 10' 0" x 9' 11" (3.05m x 3.02m)

En Suite 8' 1" x 6' 0" (2.47m x 1.82m)

Bedroom Two 9' 5" x 8' 8" (2.86m x 2.64m)

Bedroom Three 9' 5" x 8' 4" (2.86m x 2.53m)

Bathroom

### Agent's Note:

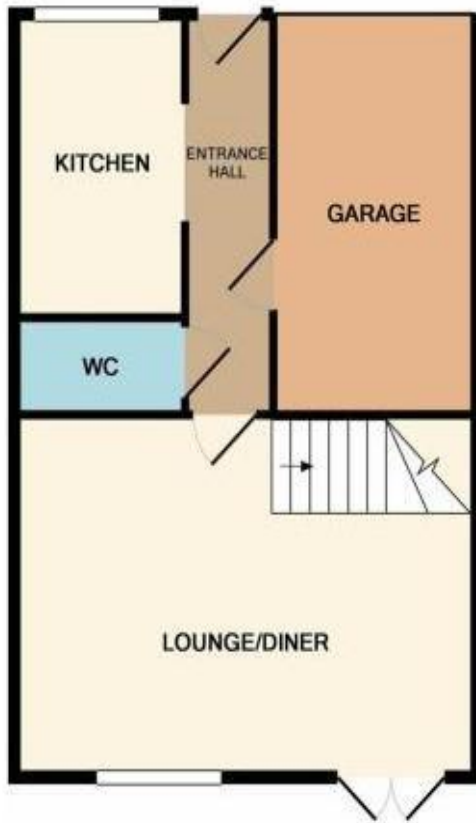
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

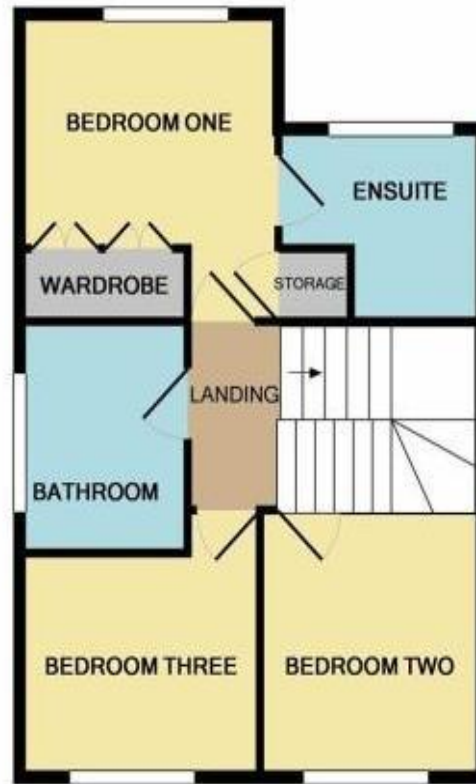
Services connected: Gas, Electric, Water, Drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



GROUND FLOOR



1ST FLOOR

## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

