

Willow Road, Norton Canes, Cannock, WS11 9UG

Offers in the Region Of £335,000

## Norton Canes

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Welcome to Willow Road, a superbly presented family home situated on a modern estate in Norton Canes.

An internal inspection reveals an inviting entrance hall, large family living room, versatile study/snug room, generous kitchen dining space perfect for any growing family, separate utility room and completing the ground floor is the guest W/C.

Stairs lead to the first floor where the property boasts four good sized bedrooms an en suite to master and also a modern family bathroom.

Outside this wonderful home occupies an above average plot for a newer home and features a well manicured rear garden, gated side access, ample parking for multiple vehicles and also a garage space.

Norton Canes has easily accessible amenities such as transport links, schools, shops and also Chasewater Nature Reserve perfect for those with pets.

CALL NOW TO VIEW!!!







































#### 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:

# **Property Specification**

SOUGHT AFTER LOCATION MODERN PROPERTY FOUR BEDROOMS TWO RECEPTION ROOMS BATHROOM & EN SUITE

#### Hallway

Living Room 18' 1" x 11' 10" (5.50m x 3.60m)

Study 10' 2" x 9' 2" (3.10m x 2.80m)

Kitchen/Diner 19' 0" x 9' 2" (5.80m x 2.80m)

Utility Room 9' 6" x 5' 7" (2.90m x 1.70m)

W/C

**En Suite** 

Landing

Bedroom One 12' 2" x 9' 2" (3.70m x 2.80m)

Bedroom Two 12' 2" x 9' 2" (3.70m x 2.80m)

Bedroom Three 13' 5" x 9' 2" (4.10m x 2.80m)

Bedroom Four 8' 6" x 6' 3" (2.60m x 1.90m)

**Bathroom** 

**En Suite** 

Services connected: Gas, Electric, Water, Drainage

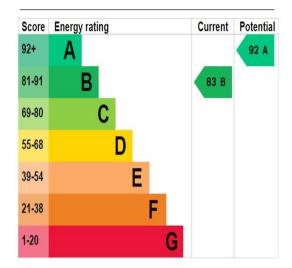
Council tax band: E Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating



## Map Location









