



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!!!







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

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:

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



GROUND FLOOR
APPROX. FLOOR AREA 756 SQ. FT. (70.2 SQ. M.)

1ST FLOOR
APPROX. FLOOR AREA 620 SQ. FT. (57.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 1376 SQ. FT. (127.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with iMeasure 6/2018

Energy Efficiency Rating

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

Map Location

