



Norton East Road, Norton Canes  
Cannock, WS11 9RW

Offers in the Region Of £360,000



# Norton Canes

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Welcome to Norton East Road, an immaculately presented family home situated just on the edge of Chasewater in the sought after village of Norton Canes.

Internally this wonderful home features an inviting entrance hall, lovely family living room with feature fireplace, dual aspect kitchen with separate W/C and utility room, versatile dining room and completing the ground floor is the conservatory.

Stairs lead to the first floor where you will find four bedrooms, three of which are double with one single, a beautifully finished bathroom and lastly a charming gallery landing.

Outside is a well proportioned garden space perfect for any growing family and also offering further scope to extend.

To the fore is a multi vehicle driveway and also a garage with space for a vehicle.

Nearby amenities include easily accessible transport links and both schools and shops within walking distance.

CALL NOW TO VIEW!!!



















## Property Specification

SOUGHT AFTER LOCATION  
EXCELLENT FAMILY HOME  
NEAR TO CHASEWATER  
THREE RECEPTION ROOMS

### Hall

Living Room 4.19m (13'9") x 3.64m (11'11")

Dining Room 3.64m (11'11") x 3.29m (10'10")

Kitchen 6.28m (20'7") x 2.81m (9'3")

Utility Room 2.44m (8') max x 1.86m (6'1")

### WC

### Landing

Bedroom 1 3.64m (11'11") x 3.40m (11'2")

Bedroom 2 3.64m (11'11") x 2.42m (7'11")

Bedroom 3 3.87m (12'8") x 2.02m (6'8")

Bedroom 4 2.42m (7'11") x 2.00m (6'7")

### En-suite Shower Room

### 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: D  
Tenure: Freehold

# Floor Plan

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



Total area: approx. 131.9 sq. metres (1420.2 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

