



The Broches, Norton Canes
Cannock, WS11 9FG

Offers in the Region Of £235,000

Norton Canes

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Welcome to the Broches, an immaculately presented three bedroom semi detached property offered for sale with NO ONWARD CHAIN.

Internally this superb property comprises a welcoming entrance hall, modern kitchen with space for appliances, guest W/C and completing the ground floor is a large open lounge dining space perfect for entertaining guests.

Stairs lead to the first floor where you will find three bedrooms, two of which are doubles and the third being a generous single. The first floor also features a modern family bathroom.

Outside is a well manicured and low maintenance rear garden with artificial lawn and versatile canopy space.

A rare feature for this home is the addition of a tandem garage and also a multi vehicle driveway.

Nearby amenities include easily accessible transport links, local schools and a handful of shops.

You are also only a stones throw from Chasewater Nature Reserve perfect for those who enjoy the outdoors or have pets.

CALL NOW TO VIEW!!!









Property Specification

HIGHLY SOUGHT AFTER LOCATION
NO ONWARD CHAIN
THREE BEDROOMS
LARGE RECEPTION ROOM
MODERN KITCHEN & BATHROOM

Hall 4.02m (13'2") x 2.02m (6'8")

WC 1.59m (5'3") x 0.91m (3')

Kitchen 3.19m (10'6") x 2.22m (7'3")

Lounge/Diner 4.99m (16'4") x 4.24m (13'11")

Garage 6.17m (20'3") x 2.60m (8'6")

Bedroom 1 3.32m (10'11") x 3.00m (9'10") plus
0.73m (2'5") x 0.73m (2'5")

Bathroom

Bedroom 2 2.58m (8'6") x 2.12m (6'11")

Bedroom 3 2.92m (9'7") x 2.07m (6'9")

Landing

Viewer's Note:

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

Floor Plan

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



Total area: approx. 90.5 sq. metres (973.9 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

