

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

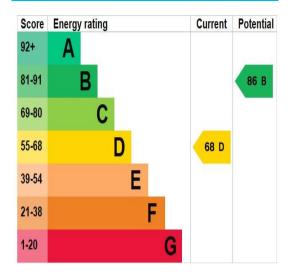
# Floor Plan

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



## Map Location

