



Harrier Way, Norton Canes, WS11 9AR

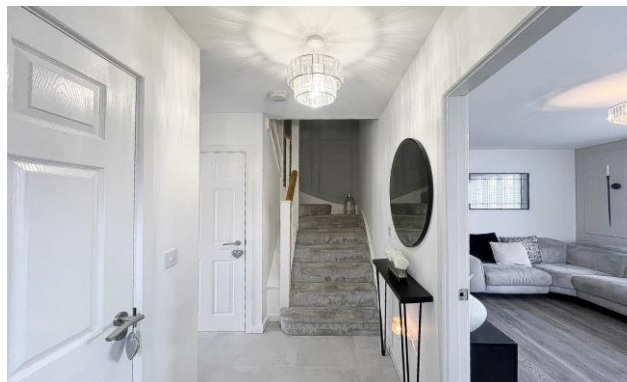
£295,000

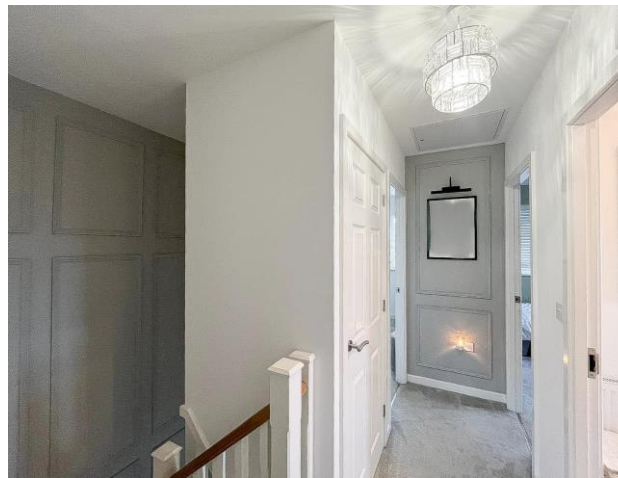
Harrier Way, Norton Canes

£295,000

3  2  1 

Welcome to Harrier Way, Norton Canes. Paul Carr Estate Agents are delighted to bring to market this fabulous property, located on a sought after residential estate in Norton Canes. An internal inspection reveals a welcoming entrance hallway, downstairs WC, a storage cupboard, a fantastic sized living area, and a modern kitchen/ dining room with space for appliances. Upstairs there are three good sized bedrooms, the main bedroom with its own en-suite and a main family bathroom. Internally the property has been finished to a modern, high standard throughout, ideal for somebody who is looking for something 'ready to move into.' Externally there is a charming rear garden, with a patio and grassed area, and an additional summer house perfect for the warmer months entertaining in the garden. Close to local shops, schools and transport links, if you think Harrier Way could be the one for you, get in touch today!!





Property Specification

STUNNING DETACHED PROPERTY
THREE GOOD SIZED BEDROOMS
SPACIOUS LIVING AREA
MODERN KITCHEN/ DINING SPACE
DOWNSTAIRS WC

Hall

WC

Store

Kitchen/Diner 5.00m (16'5") x 3.03m (9'11")

Living Room 5.00m (16'5") x 3.40m (11'2")

Bedroom 1 2.89m (9'6") x 2.85m (9'4")

En-suite 2.87m (9'5") x 2.18m (7'2")

Bathroom

Store

Bedroom 3 3.84m (12'7") x 1.81m (5'11")

Bedroom 2 3.84m (12'7") max x 3.09m (10'2")

Landing

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: Mains Gas, Electric & Water
Council tax band: C
Tenure: Freehold

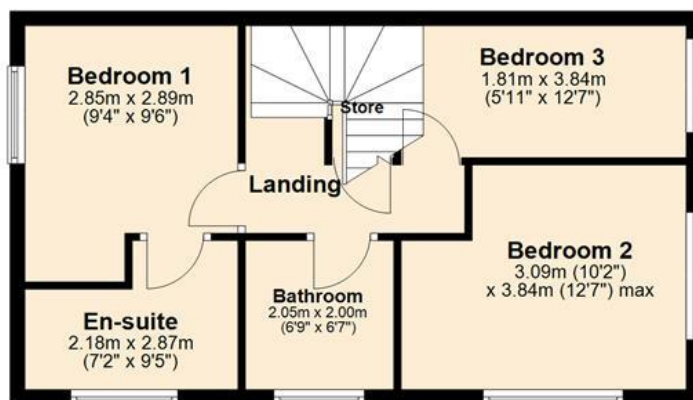
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

