



Norton Green Lane, Norton Canes, WS11 9PR

Offers In the Region of £325,000



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Paul Carr Estate Agents are pleased to offer this superbly presented link detached family home set behind a crete print driveway ideally located for Schools, shops and transport links. The property is entered via a porch with door to the reception hallway with a door leading to the good sized lounge ideal to relax in, a door leads to the good sized dining room which leads into the extended fitted kitchen with a range of wall and base units with cooker and integrated dishwasher, a conservatory leads off from the dining room further extending the lounge. A utility and garage completes the ground floor. On the first floor are three bedrooms accompanied by the shower room. The rear garden is also superbly presented with astro turf and a lovely patio for garden furniture.







## Property Specification

**SUPERBLY PRESENTED EXTENDED FAMILY LINK DETACHED  
PROPERTY  
THREE BEDROOMS  
LOUNGE  
DINING ROOM  
EXTENDED FITTED KITCHEN**

**Entrance Porch**

**Reception Hallway**

**Lounge 15' 6" x 12' 7" (4.72m x 3.83m)**

**Dining Room 15' 7" x 8' 11" (4.75m x 2.72m)**

**Conservatory 14' 11" x 8' 2" (4.54m x 2.49m)**

**Kitchen 14' 7" x 6' 9" (4.44m x 2.06m)**

**Utility room 9' 3" x 7' 10" (2.82m x 2.39m)**

**Garage 14' 7" x 7' 11" (4.44m x 2.41m)**

**First Floor Landing**

**Bedroom One 12' 10" x 8' 9" (3.91m x 2.66m)**

**Bedroom Two 11' 7" x 8' 11" (3.53m x 2.72m)**

**Bedroom Three 6' 11" x 9' 11" max x 6' 11" min (2.11m x 3.02m  
max x 1.80 min)**

**Shower Room 6' 5" x 5' 5" (1.95m x 1.65m)**

**Rear Garden  
Crete Print Driveway**

### 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: 29th April 2022

### Viewer's Note:

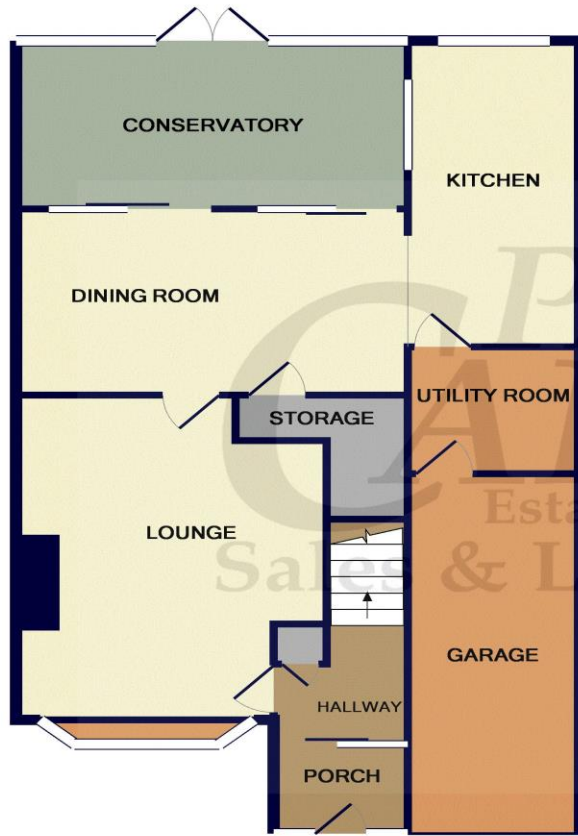
Services connected: Mains Gas, Electric & Sewerage  
Council tax band: C  
Tenure: Freehold





## Floor Plan

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



GROUND FLOOR



1ST FLOOR

## Map Location

