



Songthrush Way, Norton Canes
Cannock, WS11 9AH

£260,000

Norton Canes

£260,000

3  2  1 

Paul Carr Estate Agents are pleased to present this beautifully appointed, modern three bedroom semi-detached family home, occupying a generous plot within the sought-after Norton Hall development in Norton Canes.

This superbly presented property offers well-planned accommodation comprising an entrance hallway, a contemporary kitchen-diner, lounge, and a convenient downstairs cloakroom to the ground floor.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom.

Externally, the property boasts a prime position with a side driveway providing off road parking for two vehicles and secure gated access to the rear. The south-easterly facing rear garden is of an excellent size and features a low maintenance artificial lawn, a wooden decked area, and a stylish Indian Sandstone patio—perfect for outdoor entertaining.

Ideally located for families and commuters alike, this property benefits from excellent transport links including easy access to the A5, M6 Toll, and wider motorway network. It also falls within the catchment area for several well-regarded schools, including Norton Canes Primary Academy and Chase Terrace Academy, making it an ideal choice for growing families.





Property Specification

Modern Three Bedroom Semi-Detached Family Home In
Norton Canes
Two Bathrooms & Downstairs Cloakroom
Contemporary Kitchen-Diner With Modern Appliances
Spacious Rear Garden With Artificial Turf & Indian
Sandstone Slabbed Area

Entrance Hall

Lounge

14' 3" x 12' 1" (4.35m x 3.69m)

Kitchen-Diner

8' 10" x 15' 4" (2.69m x 4.68m)

Downstairs Cloakroom

Bedroom One

9' 10" x 12' 1" (2.99m x 3.69m)

Master En-Suite

6' 3" x 5' 7" (1.91m x 1.7m)

Bedroom Two

7' 7" x 9' 3" (2.32m x 2.81m)

Bedroom Three

7' 7" x 5' 10" (2.32m x 1.78m)

Family Bathroom

5' 4" x 5' 7" (1.63m x 1.70m)

Agent's Note:

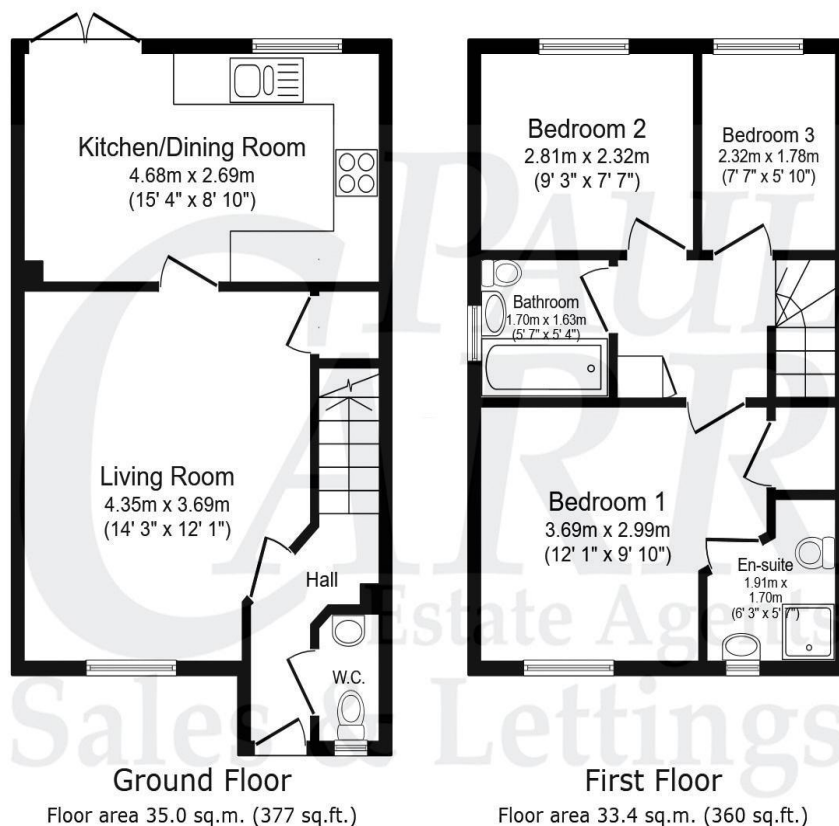
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 21st May 2025

Viewer's Note:

Services connected: Gas, Electricity, 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 floor area: 68.4 sq.m. (737 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

