



Silver Birch Road, Norton Canes
Cannock, WS11 9QH

£200,000

Norton Canes

£200,000



Paul Carr Estate Agents are pleased to offer for sale this well-presented two-bedroom semi-detached residence, ideally situated in the popular area of Norton Canes, and available with no onward chain.

An excellent opportunity for first-time buyers, the property briefly comprises a welcoming entrance hall with useful understairs storage, a spacious 19ft+ lounge-diner, and a rear-facing fitted kitchen.

To the first floor, the accommodation offers two generously proportioned double bedrooms and a family bathroom.

Externally, the property enjoys a striking granite-effect block-paved driveway to the front, providing ample off-road parking. The rear garden features a sizeable lawn, a paved seating area, a versatile brick-built outbuilding, and gated access directly onto the scenic Chasewater Nature Reserve, perfect for those who like the outdoors.

Early internal viewing is highly recommended to fully appreciate the quality and location of this desirable home.





Property Specification

Ideal First Time Buyer Home
Two Double Bedrooms
19ft+ Lounge-Diner
Rear-Facing Kitchen
Granite-Effect Blockpaved Driveway For Multiple Vehicles

Entrance Hall

Lounge-Diner

19' 9" x 11' 4" (6.02m x 3.45m)

Kitchen

10' 5" x 7' 6" (3.18m x 2.29m)

First Floor Landing

Bedroom One

9' 0" x 15' 0" (2.74m x 4.57m)

Bedroom Two

10' 5" x 11' 4" (3.18m x 3.45m)

Family Bathroom

5' 8" x 5' 10" (1.72m x 1.78m)

Agent's Note:

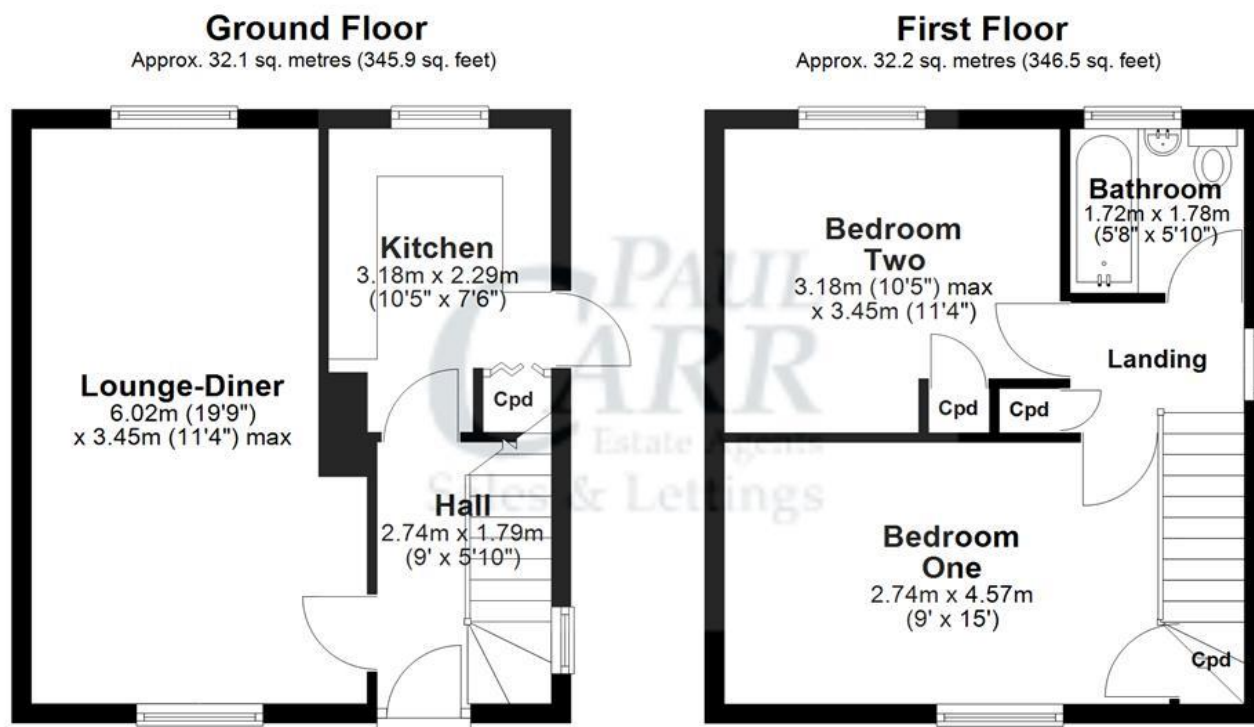
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: Gas, Electricity, Water, Drainage
Council tax band: A
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

