



Willow Road, Norton Canes  
Cannock, WS11 9UG

**Offers Over £260,000**



Paul Carr Estate Agents are delighted to present this beautifully maintained three-bedroom detached family home, ideally positioned set back from the road and just a short distance from the picturesque Chasewater in Norton Canes.

Deceptively spacious throughout, the property comprises an inviting entrance hall leading to a generous 15ft+ lounge, and an open-plan kitchen/diner fitted with modern cabinetry, integrated appliances, and direct access to the rear garden. A convenient downstairs cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms served by two stylish modern bathrooms, offering ample space for family living.

Outside, the front of the property features a neatly kept lawn with planted borders and a double-length tarmac driveway providing parking for two vehicles. The split-level rear garden enjoys an attractive Indian sandstone patio area with steps leading down to a private lawn - perfect for relaxing or entertaining.

This delightful home is ideal for families or those seeking a peaceful yet well-connected location. Early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via [Cannock@paulcarrestateagents.co.uk](mailto:Cannock@paulcarrestateagents.co.uk)







### Entrance Hallway

### Lounge

15' 7" x 9' 7" (4.76m x 2.92m)

### Kitchen-Diner

19' 2" x 20' 8" (5.83m x 6.31m)

### Downstairs Cloakroom

5' 8" x 3' 7" (1.72m x 1.09m)

### First Floor Landing

### Bedroom One

11' 8" x 9' 6" (3.56m x 2.90m)

### Master En-Suite

3' 8" x 7' 0" (1.11m x 2.13m)

### Bedroom Two

13' 7" x 12' 2" (4.15m x 3.71m)

### Bedroom Three

9' 10" x 11' 2" (3.00m x 3.41m)

### Family Bathroom

6' 7" x 6' 9" (2.01m x 2.07m)







# Floor Plan

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

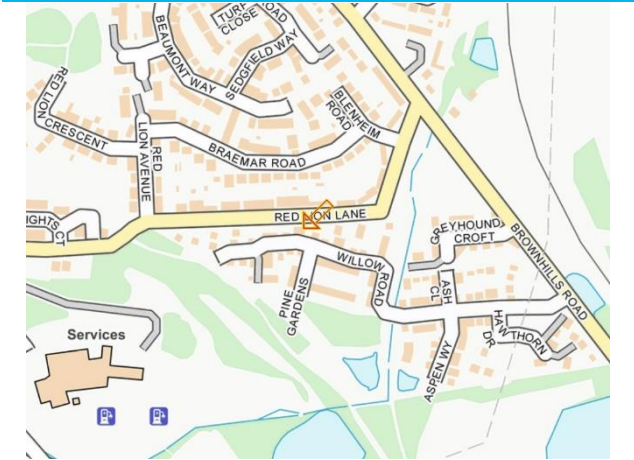


Total area: approx. 80.5 sq. metres (866.6 sq. feet)

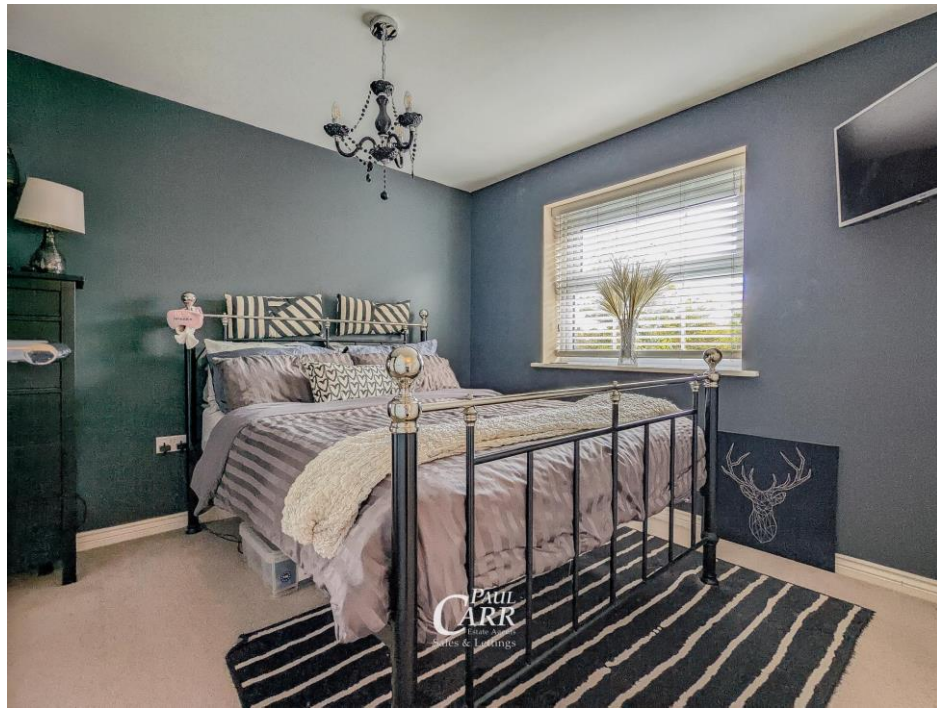
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location











### **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: 24th October 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.