



Butts Lane | Cannock | WS11 9PP

£200,000

 **Webbs**  
estate agents

## Summary

\*\* TRADITIONAL COTTAGE STYLE HOME \*\* TWO DOUBLE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* GROUND FLOOR REFITTED SHOWER ROOM \*\* ENCLOSED REAR GARDEN \*\* RURAL LOCATION \*\* PARKING \*\* EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS \*\* CLOSE TO LOCAL SHOPS AND AMENITIES \*\* VIEWING ESSENTIAL \*\*

WEBBS ESTATE AGENTS are pleased to offer for sale this delightful traditional semi detached property offering excellent schools and transport links and being close to Norton Canes high street with shops and amenities.

In brief having lounge and separate dining room, kitchen and refitted ground floor shower room, to the first floor there are two double bedrooms, externally the property has an enclosed rear garden with side gated access and parking is provided off the lane, viewing is highly recommended to appreciate the property on offer.

## Key Features

- TRADITIONAL SEMI DETACHED HOME
- EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS
- ENCLOSED REAR GARDEN
- IDEAL FOR NORTON HIGH STREET
- GALLEY KITCHEN
- TWO RECEPTION ROOMS
- QUIET LOCATION
- REFITTED GROUND FLOOR SHOWER ROOM
- CLOSE TO CHASEWATER COUNTRY PARK
- VIEWING ADVISED

## Rooms and Dimensions

### FRONT RECEPTION ROOM

11'3" x 11'11" (3.430 x 3.651 )

### REAR RECEPTION ROOM

11'11" x 11'2" (3.636 x 3.426 )

### KITCHEN

13'6" x 6'7" (4.121 x 2.053 )

### REFITTED SHOWER ROOM

### LANDING

### BEDROOM ONE

11'11" x 11'2" (3.654 x 3.424 )

### BEDROOM TWO

12'0" x 11'3" (3.661 x 3.442 )

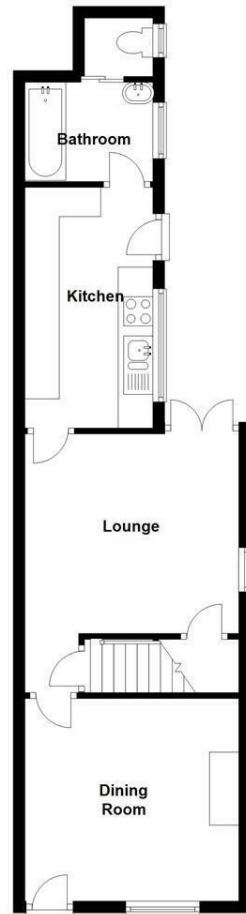
### ENCLOSED REAR GARDEN

### Identification checks - C

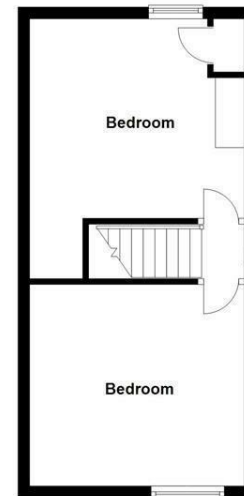




**71 Butts Lane**  
Approx. 43.1 sq. metres (463.6 sq. feet)



**First Floor**  
Approx. 29.1 sq. metres (313.5 sq. feet)



Total area: approx. 72.2 sq. metres (777.1 sq. feet)

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

