



Ivy Gardens | Norton Canes, Cannock | WS11 9GD
Offers In The Region Of £235,000



Summary

**** SEMI DETACHED HOME ** QUIET LOCATION ** THREE BEDROOMS ** REFITTED BREAKFAST KITCHEN AND GROUND FLOOR WET ROOM ** SPACIOUS LOUNGE ** CONSERVATORY ** ENCLOSED REAR GARDEN ** CLOSE TO LOCAL SHOPS AND AMENITIES ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer a well-presented semi-detached home situated in a popular location in Norton Canes, this versatile property offers flexible living space across two floors.

Featuring a modern refitted kitchen, spacious lounge/diner, and conservatory opening onto a large, garden, refitted modern breakfast kitchen and wet room, ground floor bedroom.

The layout includes two bedrooms on the first floor, also benefiting from two allocated parking spaces, and shed with electric supply. The property is ideally located for local shops, schools, and amenities.

VIEWING ADVISED TO FULLY APPRECIATE THE SIZE OF THE PROPERTY ON OFFER.

Key Features

- SEMI DETACHED PROPERTY
- REFITTED WET ROOM
- TWO ALLOCATED PARKING SPACES
- CONSERVATORY
- VIEWING ADVISED
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- MODERN REFITTED BREAKFAST KITCHEN
- CLOSE TO SHOPS AND AMENITIES
- GROUND FLOOR BEDROOM

Rooms and Dimensions

ENTRANCE HALLWAY

REFITTED WET ROOM

6'4" x 5'8" (1.949 x 1.735)

FRONT RECEPTION ROOM/BEDROOM

11'9" x 10'4" (3.601 x 3.161)

MODERN REFITTED BREAKFAST KITCHEN

14'0" x 8'11" (4.269 x 2.723)

REAR RECEPTION ROOM/BEDROOM

11'10" x 10'6" (3.613 x 3.220)

CONSERVATORY

9'0" x 7'10" (2.747 x 2.409)

LANDING

BEDROOM 2

15'7" x 10'4" (4.756 x 3.164)

BEDROOM 3

15'7" x 9'2" (4.757 x 2.814)

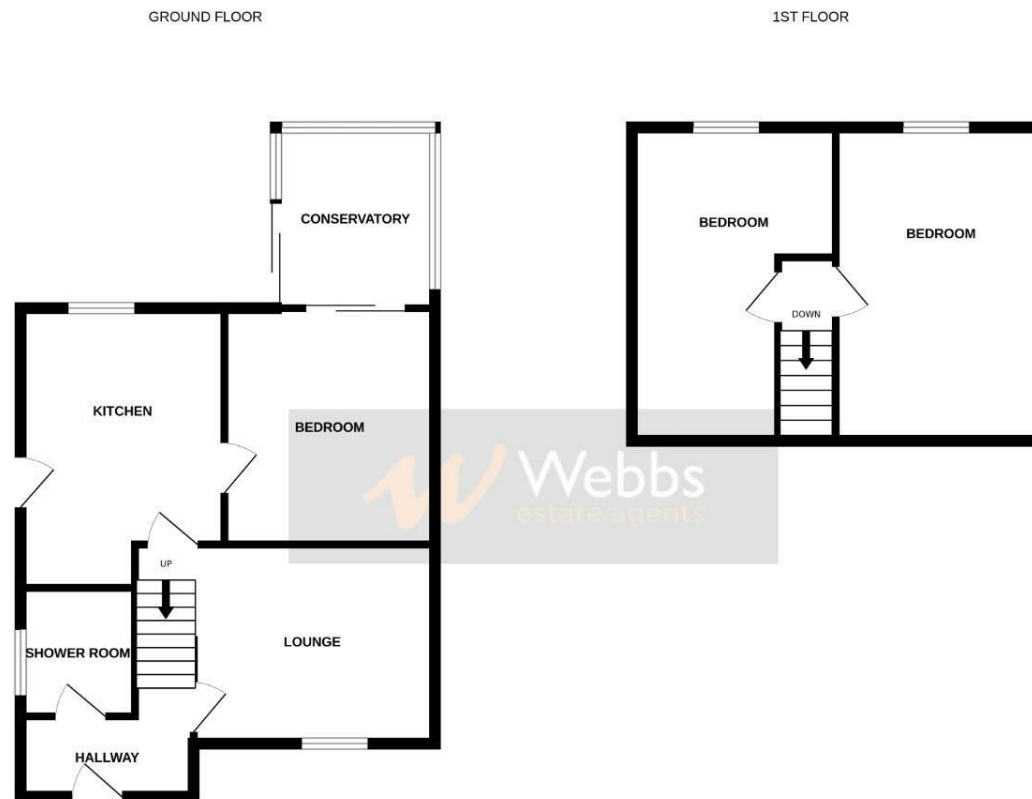
ENCLOSED REAR GARDEN

TWO ALLOCATED PARKING SPACES

Identification checks - C

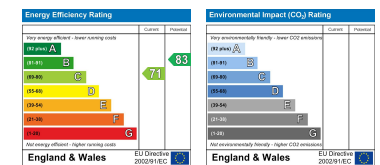






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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