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87 Commonside, Norton Canes, WS11 9PY

Guide Price £1,200,000

An outstanding opportunity has arisen to acquire an incredibly unique property comprising 3 bedroom detached character cottage, separate 2 bedroom annex and swimming pool/leisure suite occupying a plot of approximately 1.3 acres in this secluded semi rural location, yet within easy reach of local amenities.

* Reception Hall * Lounge * Dining/Kitchen/Family Room * Orangery * 3 Double Bedrooms * En Suite and Family Bathrooms * Detached Annex with - Hall * Open Plan Dining/Kitchen/Family Room * Games Room/Bar * 2 Bedrooms * Shower Room * Indoor Heated Swimming Pool and Sauna * Detached 4 Car Garage * Additional Garage * Work Shop/Storage Unit * Extensive Secure Off Road Parking * Grounds of approx 1.3 Acres * EV Charging Point * LPG Central Heating * PVCu Double Glazing * CCTV * 3 Phase Electricity *

Council Tax Band E

Local Authority - Staffordshire



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**Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248**



87 Commonsides, Norton Canes



Reception Hall



Sitting Area / Snug



Fitted Dining / Kitchen



Orangery

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Bedroom One



Annexe Sitting Room



Annexe Kitchen



Games Room / Bar



Annexe Bedroom

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Swimming Pool Area



Football Pitch



Fish Pond



Jacuzzi Area

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Rear Elevation



Side Elevation and Gate Access



Views to Rear



Detached Four Car Garage



Front Elevation

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Viewing is essential to begin to fully appreciate this truly individual property that offers incredibly versatile accommodation and leisure facilities for the discerning purchaser comprising a 3 bedroom detached character cottage, separate self contained 2 bedroom annex and swimming pool/leisure suite, all occupying a gated plot of approximately 1.3 acres.

Whilst the property enjoys a secluded semi rural position, it remains within easy reach of a good selection of schools for children of all ages including Norton Canes Primary School, Brownhills West primary School, Norton Canes High School and Erasmus Darwin Academy, together with main centre shopping facilities at Cannock, Burntwood and Brownhills.

Chasewater Country Park is easily accessible and recreational facilities are provided at The Chase Sailing Club, Burntwood Rugby Club and Chasetown Football Club.

Public transport services run to many local areas, with Landywood and Cannock Railway Stations within approximately 3 miles, whilst the A5 trunk road and M6 Toll road are within a few minutes drive bringing all centres of the West Midlands conurbation within easy commuting distance.

The accommodation that enjoys the benefit of an LPG central heating system and PVCu double glazing briefly comprises the following:

MAIN RESIDENCE

RECEPTION HALL

PVCu double glazed entrance door and window, ceiling light point and access to:

LOUNGE

6.25m x 4.34m (20'6 x 14'3)

PVCu double glazed window to front elevation, PVCu double glazed bay window to side with fitted window seat, PVCu double glazed double opening doors leading to the rear gardens, feature inglenook fireplace with log burner fitted, beams to ceiling, central heating radiator and two ceiling light points.

INNER HALL

PVCu double glazed window to front elevation, parquet flooring, central heating radiator, beams to ceiling, ceiling light point and stairs to first floor.

FITTED DINING/KITCHEN

6.45m x 5.79m max (21'2 x 19' max)

PVCu double glazed window to front elevation, PVCu double glazed double opening doors to the rear gardens, tiled floor, beams to ceiling, central heating radiator, range of fitted oak wall, base units and drawers, granite working surfaces with inset sink having mixer tap over, integrated dishwasher, washing machine, fridge and freezer, ceiling spot lights, space for 'Rangemaster' oven, ample space for dining table and chairs and being open plan to:

SITTING AREA/SNUG

3.73m x 3.45m (12'3 x 11'4)

PVCu double glazed double opening doors leading to the rear gardens, feature inglenook fireplace with fitted log burner, beams to ceiling and ceiling light point.

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ORANGERY

9.75m x 4.83m (32' x 15'10)

orangery roof, PVCu double glazed window and double opening doors to the rear, fitted log burner, additional electric panel heater and ceiling spot lights.

FIRST FLOOR LANDING

PVCu double glazed window to front elevation, beams to ceiling, three ceiling light points and airing cupboard off.

BEDROOM ONE

5.56m x 3.58m (18'3 x 11'9)

PVCu double glazed window to front elevation, range of fitted wardrobes, ceiling spot lights, central heating radiator and PVCu double glazed double opening doors lead to:

BALCONY

EN SUITE SHOWER ROOM

PVCu double glazed frosted window to side elevation, corner shower enclosure, pedestal wash hand basin, wc, tiled walls and floor, ceiling spot lights, extractor fan and chrome heated towel rail.

BEDROOM TWO

3.73m x 3.15m (12'3 x 10'4)

PVCu double glazed window to rear elevation, ornamental cast iron fireplace, built in wardrobes, central heating radiator, beams to ceiling and ceiling light point.

BEDROOM THREE

3.58m x 3.35m (11'9 x 11')

PVCu double glazed window to rear elevation, laminate floor covering, central heating radiator, ceiling light point, beams to ceiling and fitted dressing table and storage.

FAMILY BATHROOM

3.30m x 2.69m (10'10 x 8'10)

PVCu double glazed window to front elevation, corner bath with mixer tap and shower attachment, separate double shower enclosure, vanity wash hand basin with storage cupboard below, wc, tiled walls and floor, chrome heated towel rail and ceiling spot lights.

THE ANNEX

RECEPTION HALL

PVCu double glazed entrance door, laminate floor covering,, central heating radiator and ceiling spot light.

GAMES ROOM/BAR

7.39m x 6.71m (24'3 x 22')

two sets of PVCu double glazed double opening doors to the front elevation, PVCu double glazed window to side, fitted bar, ceiling spot lights, sitting area, storage cupboard off and access to:

SEPARATE WC

wc, vanity wash hand basin with storage cupboard below, laminate floor covering, ceiling light point and wall mounted central heating boiler.

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LUXURY FITTED DINING/KITCHEN/SITTING ROOM

5.79m x 5.51m (19' x 18'1)

two PVCu double glazed windows to side elevation, two sets of PVCu double glazed double opening doors lead to the rear gardens, flagstone tiled floor, beams to ceiling, four ceiling light points, wall light point, range of fitted black high gloss units and drawers, working surface with inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob, space and plumbing for washing machine.

FIRST FLOOR

OPEN PLAN LIVING SPACE/BEDROOM

7.39m x 5.49m (24'3 x 18')

PVCu double glazed windows to front and side elevations and additional sky light window, laminate floor covering, central heating radiator, ceiling light points, storage cupboard off and spiral staircase leading to 'Mezzanine' area.

BEDROOM

5.49m x 3.73m (18' x 12'3)

PVCu double glazed windows to front and rear elevations, laminate floor covering, ceiling light point, central heating radiator and PVCu double opening doors lead to:

BALCONY

SHOWER ROOM

PVCu double glazed frosted window to side elevation, shower enclosure, pedestal wash hand basin, wc, tiled walls, laminate floor covering, wall light point and chrome heated towel rail.

INDOOR HEATED SWIMMING POOL/LEISURE SUITE

17.07m x 7.39m (56' x 24'3)

four sets of PVCu double glazed double opening doors lead to the gardens, three PVCu double glazed full height windows, nine wall light points, three central heating radiators, air conditioning unit, extractor fans excellent size heated swimming pool with replacement liner (20 year guarantee). There is a poolside sitting area that can also be used as a gym/exercise area.

SAUNA

located off the main pool area.

CONTROL ROOM

3.35m x 3.25m (11' x 10'8)

the pool heating and pump system is housed in this room together with wall mounted central heating boiler and lighting.

DETACHED FOUR CAR GARAGE

12.04m x 5.79m (39'6 x 19')

twin electric up and over doors, lighting and power.

ADDITIONAL GARAGE

4.75m x 2.87m (15'7 x 9'5)

double opening doors and window, lighting and power.

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WORK SHOP/STORAGE UNIT

13.49m x 10.52m (44'3 x 34'6)

double opening doors and windows, lighting, power and water supply.

GARDENS

FORE GARDEN

opposite the property is a lawned area with conifer screen and large tarmac parking area. There are double opening electric gates to the front and side of the property giving access to:

REAR GARDEN

'Creteprint' driveway to the side of the property allows for off road parking whilst the side entrance also has a 'Creteprint' driveway leading to the garages and additional extensive parking. 'Creteprint' patio area and timber deck, shaped lawn, attractive borders and shrubs, large Koi carp pool (fish not included), further timber deck with space for hot tub having gravelled surround, storage sheds, outside lighting and power supply, woodchipped children's play area and enclosed astroturf football pitch/potential tennis court.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES mains water and 3 phase electricity is supplied. Central heating is LPG and drainage is by way of a septic tank.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Main Cottage



Annexe



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		