



Pinfold Lane, Cannock, Norton Canes, WS11 9PH

£380,000

Cannock

£380,000



Set behind a multi vehicle driveway lies this executive, extremely well presented and meticulously finished three bedroom detached bungalow that sits on an enviable plot in the highly sought after Pinfold Lane in Norton Canes.

An internal inspection reveals an inviting entrance hallway that has been recarpeted, hugely spacious living room excellent for entertaining guest and having a wonderful feature fireplace and surround.

The focal point of the property has to be the superb modern kitchen diner with high specification granite work surfaces and clever underlighting.

The bungalow also boasts three bedrooms with built in storage space and the master having French doors into the rear garden. The bathroom has also been recently refitted to a great standard with a bath and shower fixture. Completing the accommodation is the useful utility room with guest W/C and space for appliances.

Outside is a wonderful privately enclosed rear garden with a patio area perfect for Al Fresco Dining and a low maintenance lawned area.

There is also a newly added Greenhouse and access to a versatile workshop/store room.

To the fore is a generous driveway, with luxurious modern gates and a useful car port excellent for storing your pride and joy! Another benefit is being close to easily accessible transport links, local shops and charming nature walks.

DO NOT MISS YOUR OPPORTUNITY TO VIEW!!!





Property Specification

THREE BEDROOM DETACHED BUNGALOW
METICULOUSLY FINISHED THROUGHOUT
STUNNING KITCHEN DINER
SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
THREE BEDROOMS WITH FITTED WARDROBES

Porch

Hallway

Living Room 4.70m (15'5") x 3.96m (13') max

Kitchen/Diner 5.27m (17'3") x 4.36m (14'4") max

Bedroom 1 4.36m (14'4") x 3.43m (11'3")

Bedroom 2 3.47m (11'4") x 2.71m (8'11")

Bedroom 3 3.40m (11'2") max x 2.41m (7'11")

Bathroom

Utility Room 3.54m (11'7") x 2.72m (8'11") max

Workshop



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: 31st January 2023

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

