



Pine Gardens, Norton Canes
Cannock, WS11 9UL

Offers in the Region Of £365,000

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THE KENTDALE at CHASEWATER GRANGE is a deceptively spacious four bedroom detached family home built by Taylor Wimpey in 2017.

Presented to SHOW HOME condition this immaculate property is set on a generous plot offering ample parking and benefits from views over a woodland area to the front.

Located close to Chasewater Park with fabulous countryside walks and within easy reach of the M6 Toll this stunning property offers a good sized lounge with French doors to the rear garden, an open-plan kitchen-dining room with dual aspect windows and a separate laundry room.

In addition, there is a guest cloakroom and storage cupboard off the entrance hall.

To the first floor are four good sized bedrooms, an ensuite shower room to the main bedroom and a stylish family bathroom.

The standout feature of this property is the larger than average garden and plot size. The rear garden has been landscaped to offer several decked seating areas ideal for outside dining and entertaining. Fenced boundaries create a safe haven for children and pets and the driveway and garage provide ample parking, with the added bonus of further parking to the front.

This superb family home needs to be viewed to appreciate the specification, show home presentation and highly desirable aspect with lovely views from all rooms.

Contact Paul Carr Estate Agents to arrange an internal inspection.





Property Specification

The Kentdale Design - Show Home Condition
Impressive Four Bedroom Detached Property
Ample Parking to the Front & Side
Large Landscaped Garden with Decked Areas
Close to Chasewater Grange

Entrance Hall

WC

Living Room
6.02m (19'9") x 3.45m (11'4")

Kitchen/Diner
5.99m (19'8") x 3.56m (11'8") max

Laundry Room
2.00m (6'7") x 1.35m (4'5")

Landing

Bedroom 1
3.67m (12') max x 3.51m (11'6")
En-suite

Bedroom 2
3.54m (11'8") x 3.12m (10'3")

Bedroom 3
2.80m (9'2") x 2.19m (7'2")

Bedroom 4
3.10m (10'2") max x 2.52m (8'3")

Bathroom

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 February 2024

Services connected: Electric, Gas, Water, Drainage

Council tax band: E

Tenure: Freehold

Floor Plan

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



Total area: approx. 107.3 sq. metres (1154.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

