



Songthrush Way, Norton Canes  
Cannock, WS11 9AH

Offers in Excess of £240,000



# Norton Canes

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Welcome to Songthrusch Way, a 'Show Home' style three bedroom family home situated on the sought after Norton Hall Meadow Estate, built by Persimmon Homes in 2020. An internal inspection reveals a cosy but spacious living room, a guest WC and a contemporary fitted kitchen with space for all necessary appliances. French doors lead out to the rear garden. Stairs lead to the first floor where the property offers two generous bedrooms and a modern family bathroom. The master suite can be found on the second floor and features an en-suite shower room. Outside is a landscaped rear garden with fenced boundaries and a paved seating area ideal for relaxing and outside dining. To the fore is a multi vehicle driveway. Nearby amenities include easily accessible transport links, highly regarded local schooling and local shops. The McArthurGlen Designer Outlet is a short drive and Chasewater Nature Reserve is on your doorstep, this property is a fabulous first purchase and a lovely family home offering something for all ages! Contact Paul Carr Great Wyrley today to arrange a viewing!







## Property Specification

Immaculately Presented 'Show Home' Style Town House  
Excellent Energy Efficiency Rating (B-84)  
Driveway for Two Vehicles  
Highly Regarded Norton Grange Development  
Remaining NHBC Warranty (6 Years)

### Porch

Living Room 4.47m (14'8") max x 3.60m (11'10")

Kitchen/Dining Room 3.59m (11'9") x 2.35m (7'9")

### WC

### Landing

Bedroom 2 3.60m (11'10") x 2.00m (6'7")

Bedroom 3 3.60m (11'10") x 2.35m (7'9")

### Bathroom

### Landing

Master Bedroom 5.51m (18'1") x 2.58m (8'6")

### En-suite

### Agent's Note:

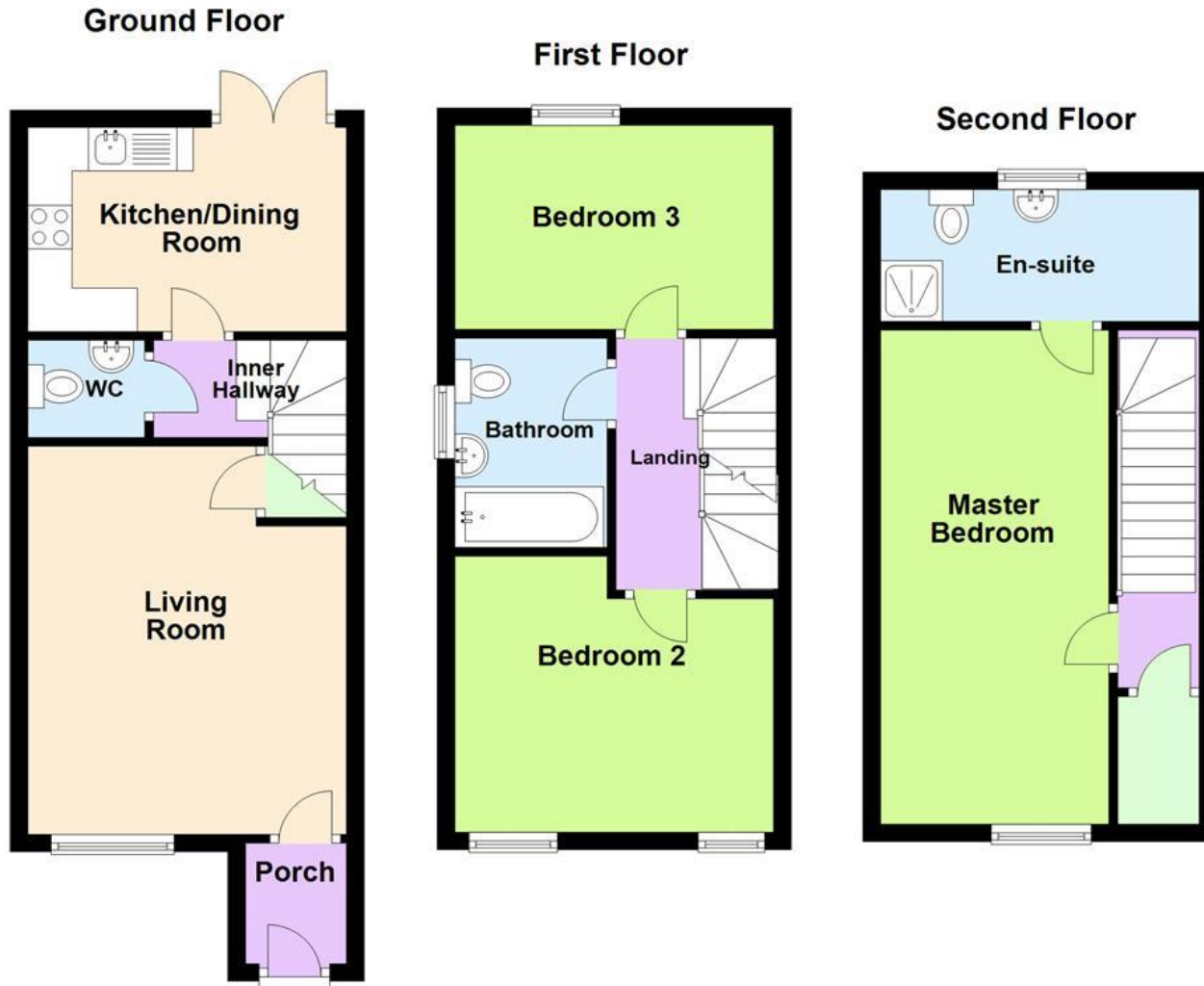
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 19th November 2024

### Viewer's Note:

Services connected:  
Council tax band: C  
Tenure: Freehold years remaining, lease from  
Ground Rent: £0  
Service Charge: £0  
Restrictions:

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

