



Songthrush Way, Norton Canes
Cannock, WS11 9AH

Offers in the Region Of £275,000

Norton Canes

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'The Rufford' is a lovely family home built by Persimmon Homes and located on the sought after Norton Hall development in Norton Canes, close to Cannock and within easy reach of the A5, M6 and M6 Toll road.

The property is ideal for first time buyers and families and comprises of an entrance porch leading into a front living room, inner hallway with a guest WC and a stylish, open-plan kitchen/diner with French doors to the garden.

Upstairs are three bedrooms, two with fitted wardrobes, a family bathroom and an en-suite to the main bedroom.

To the outside is a low maintenance rear garden perfect for children to play and to the front is a driveway and access to the integral garage.

Contact Paul Carr Estate Agents to arrange an appointment to view.





Property Specification

'The Rufford' built by Persimmon Homes in 2020
Highly Regarded Norton Hall Development
Open-Plan Kitchen/Diner
Ground Floor WC
Three Bedrooms

Porch

Living Room 4.93m (16'2") x 3.14m (10'4") max

Hall

WC

Kitchen/Diner 5.73m (18'10") x 2.33m (7'8")

Landing

Bedroom 1 4.31m (14'2") max x 2.87m (9'5")

En-suite

Bedroom 2 3.43m (11'3") x 2.66m (8'9")

Bedroom 3 2.97m (9'9") x 2.40m (7'10")

Bathroom

Garage 4.86m (15'11") x 2.32m (7'7")

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: 2nd November 2024

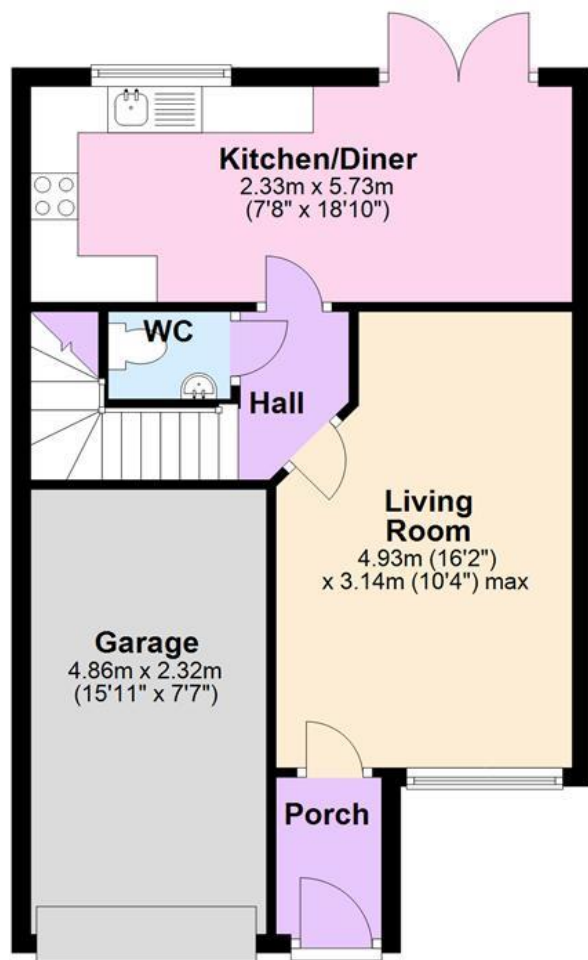
Viewer's Note:

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

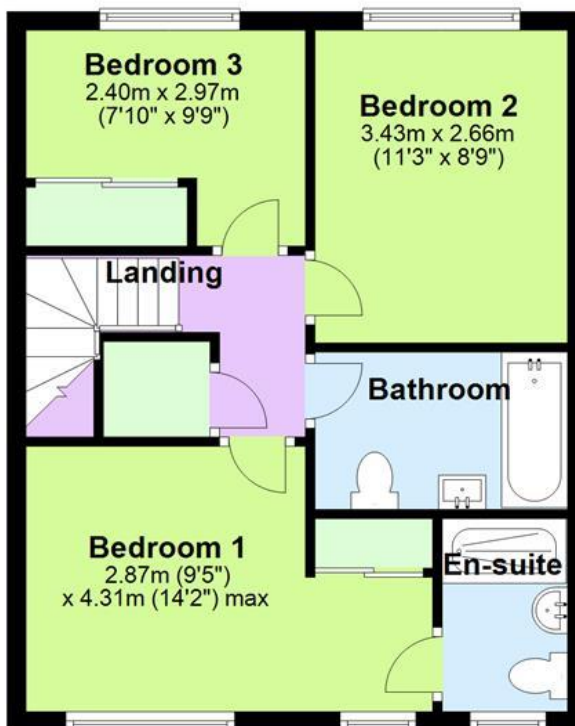
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

