



Rosefinch Drive, Norton Canes
Cannock, WS11 9AG

Offers in the Region Of £445,000

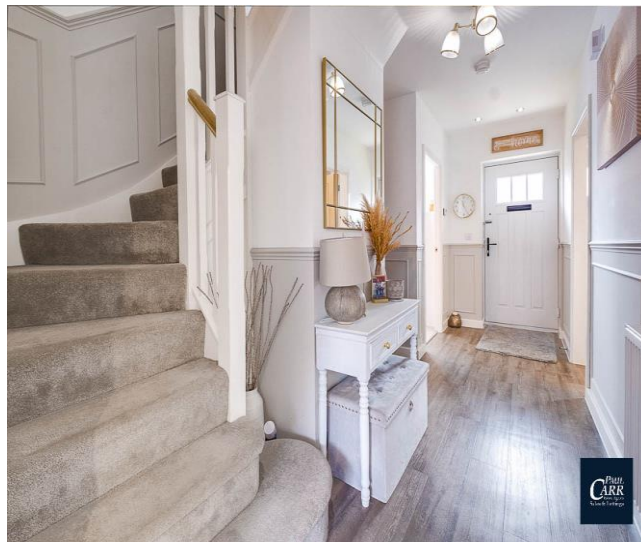
Norton Canes

Offers in the Region Of £445,000

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'The Shirley', built in 2021 by Bloor Homes, is located on the desirable Norton Hall Meadow development in Norton Canes within easy reach of the M6 Toll, A5 and the M6 Motorway network. Set on a generous plot with a detached DOUBLE GARAGE this wonderful family home offers spacious accommodation comprising of an entrance hallway, home office/study, living room with bay window, ground floor cloakroom and a fabulous open-plan kitchen/dining/living area with a vaulted ceiling and Velux windows. Off the kitchen is a utility room with space for appliances. To the first floor are four generous bedrooms, an en-suite to the main bedroom and a family bathroom with a double walk-in shower. The private, walled garden is ideal for families and a patio area is perfect for outside dining and entertaining. This impressive family home offers superb modern living with a 'show home' finish located in a highly desirable location, call Paul Carr Great Wyrley to arrange a viewing!





Property Specification

Impressive Executive Style Detached Family Home
'The Shirley' - Built in 2021 by Bloor Homes
Detached Double Garage
Corner Plot with a Walled Garden
Home Office/Study Room

Hallway 10' 4" x 6' 9" (3.15m x 2.06m)

Study 10' 4" x 6' 9" (3.15m x 2.06m)

WC

Kitchen/Diner 27' 0" x 10' 6" (8.22m x 3.20m)

Utility Room 5' 8" x 6' 7" (1.73m x 2.01m)

Living Room 16' 3" x 11' 1" (4.95m x 3.38m)

Landing

Bedroom 1 13' 5" x 10' 4" (4.09m x 3.15m)

En-suite

Bedroom 2 13' 4" x 8' 6" (4.06m x 2.59m)

Bedroom 3 8' 10" x 10' 8" (2.69m x 3.25m)

Bedroom 4 6' 8" x 10' 9" (2.03m x 3.27m)

Bathroom

Agent's Note:

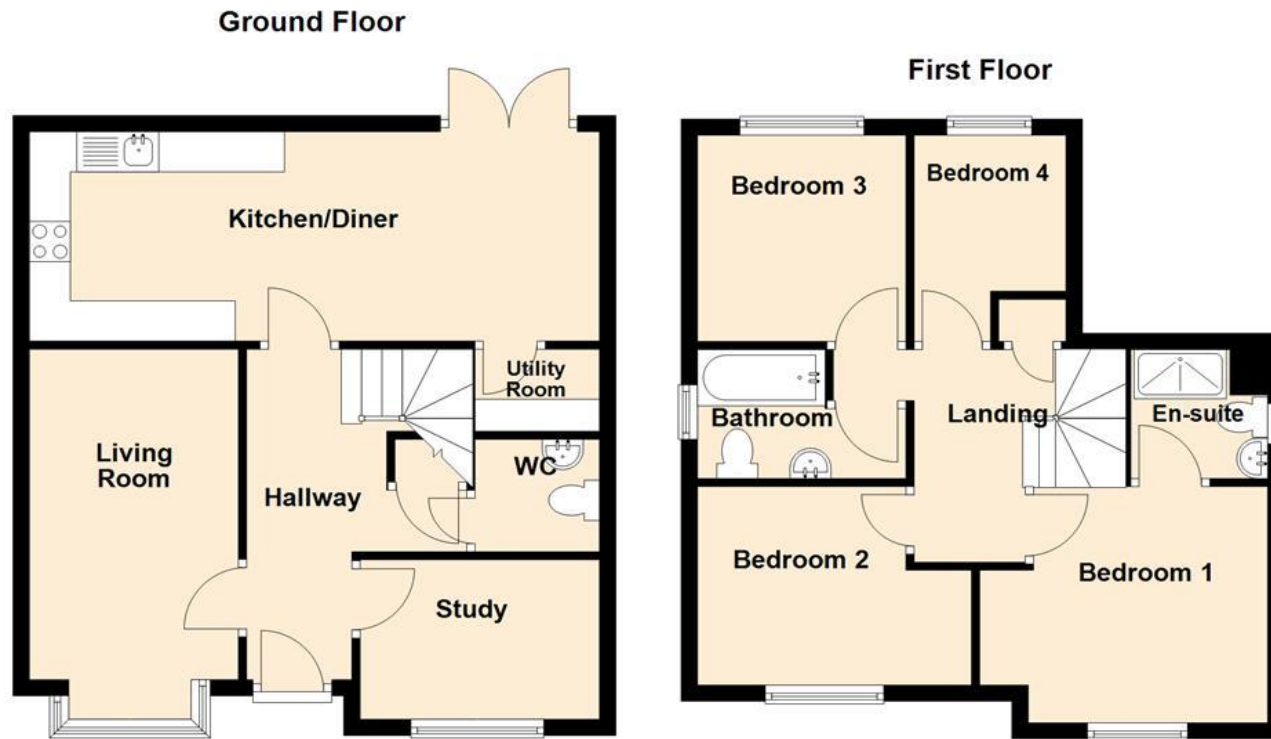
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 5th March 2025

Viewer's Note:

Services connected:
Council tax band: E
Tenure:
Other Charges:

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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

