



Church Road, Norton Canes  
Cannock, WS11 9PF

**£290,000**



# Norton Canes

£290,000



Paul Carr estate agents are pleased to welcome you to this well presented and considerably extended four bedroom semi detached family home located in a sought after area in Norton Canes.

Internally this wonderful property features an inviting entrance hall, large open plan family living room, snug and a modern kitchen/diner which has plenty of room for all appliances. The ground floor also features a car port/garage.

Stairs lead to the first floor where you will find three generous bedrooms and a family bathroom. The second floor is where you will find the now converted loft which has been made into a spacious main bedroom with its own en-suite.

Outside you have a stunning rear garden and to the fore is a multi vehicle driveway. Nearby amenities include easily accessible transport links, local shops and also walking distance to primary and secondary schools.

**CALL NOW TO VIEW THIS ONE OF A KIND FAMILY HOME!!**







### 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 April 2025

## Property Specification

OPEN PLAN LIVING ROOM, SNUG, KITCHEN/DINER  
 FOUR BEDROOMS  
 TWO BATHROOMS  
 WELL MAINTAINED LANDSCAPED GARDEN  
 SOUGHT AFTER LOCATION

### Hall

Living Room 3.46m (11'4") max x 3.46m (11'4")

Snug 3.50m (11'6") x 3.46m (11'4")

Kitchen/Dining Room 2.62m (8'7") x 2.17m (7'1")

### Storage

### Car Port

Bedroom 2 4.23m (13'11") x 3.48m (11'5")

Bedroom 3 3.54m (11'7") x 3.36m (11')

### Bathroom

Bedroom 4 2.12m (6'11") x 1.89m (6'2")

### Landing

Bedroom 1 5.35m (17'7") x 3.44m (11'3")

### En-suite

### Landing

### Viewer's Note:

Services connected:  
 Council tax band: C  
 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		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

