



Shorelark Way, Norton Canes
Cannock, WS11 9AA

Offers in the Region Of £315,000

Norton Canes

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'The Rufford' is a lovely, detached 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 good sized bedrooms, a family bathroom and an en-suite to the main bedroom.

To the outside is a landscaped, low maintenance rear garden ideal for outside dining and entertaining and perfect for children to play.

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

Stylish Detached Family Home
Highly Regarded Norton Hall Development
Immaculately Presented Throughout
Secluded Location Overlooking Woodland
Driveway & Garage

Porch

Hall

WC

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

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

Landing

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

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

Bedroom 3 2.97m (9'9") x 2.33m (7'8")

Bathroom

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

En-suite

Cupboard

Agent's Note:

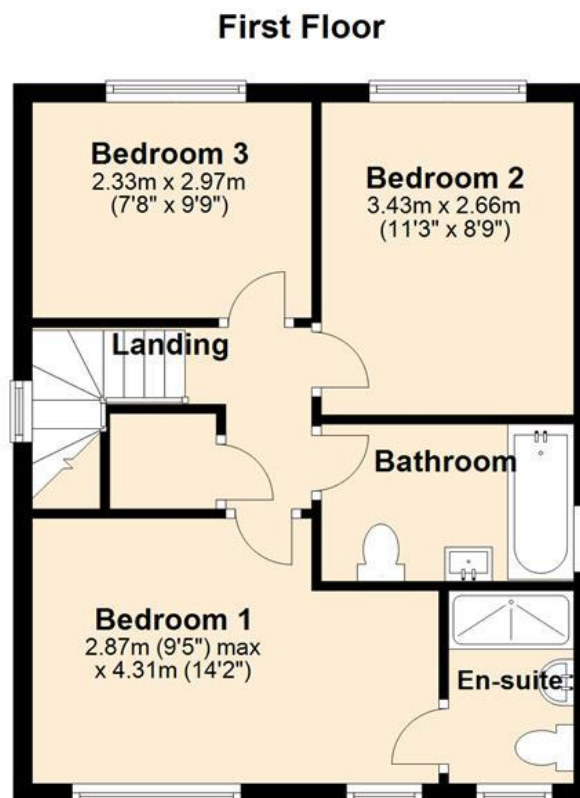
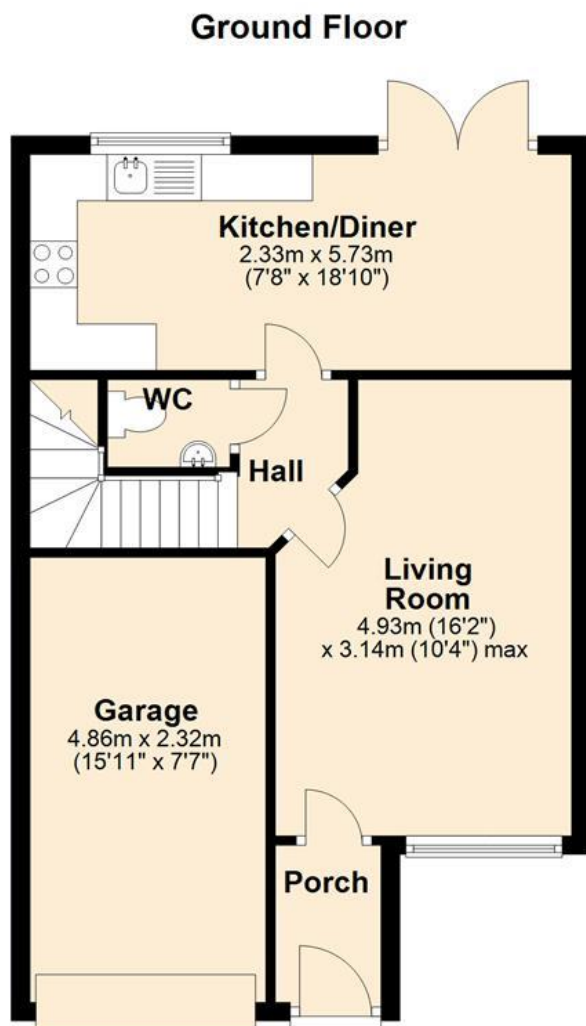
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Came on the market: 7th June 2025

Viewer's Note:

Services connected:
Council tax band:
Tenure: Freehold

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	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

