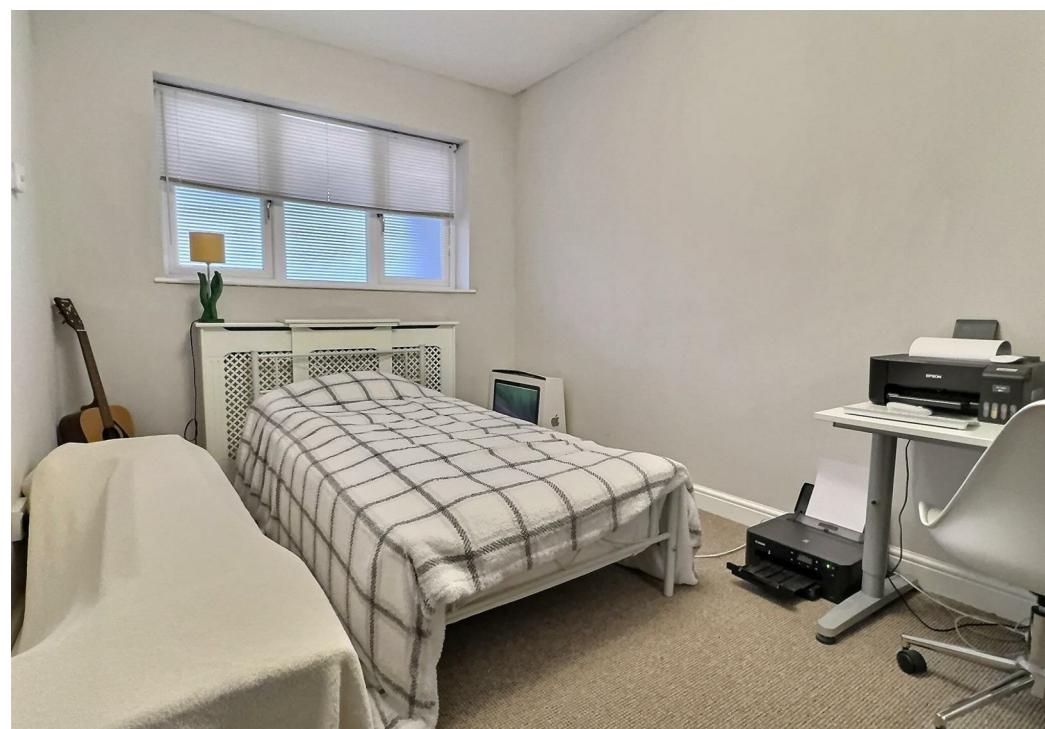
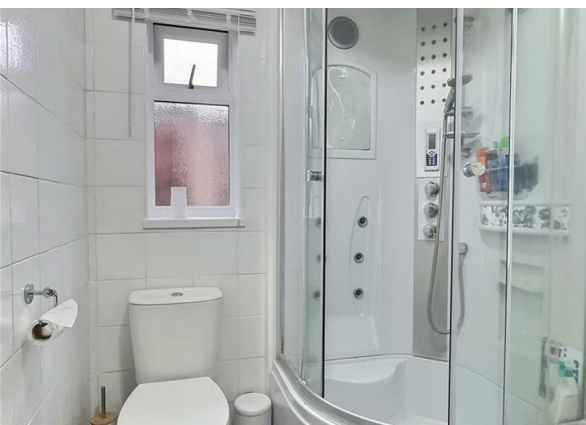


Norton Green Lane, Norton Canes, WS11 9PR  
By Auction £180,000



# Norton Green Lane, Norton Canes, WS11 9PR

By Auction £180,000  
Council Tax Band: B

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000

Welcome to Norton Green Lane, Norton Canes—a charming bungalow that combines village tranquillity with easy access to modern amenities. This well-presented property features a cosy reception room, three inviting bedrooms, a modern kitchen, and a sleek shower room. The interior is spacious and thoughtfully designed, offering both comfort and style.

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Nestled in a peaceful setting off Norton Mews, this home is ideal for those who seek a sense of privacy while enjoying proximity to essentials. Norton Canes offers a friendly, community-driven environment with local shops, cafes, and the scenic Chasewater Country Park nearby. For commuters, the property is conveniently located near the M6 Toll and major routes to Cannock and Birmingham, making daily travel a breeze. The surrounding area is also well-served by schools, making it perfect for families.

Outside, a tidy garden provides a peaceful spot for outdoor relaxation, and the off-road parking space adds to the property's appeal. This bungalow is ideal for anyone seeking a blend of rural charm and urban convenience—schedule a viewing to fully appreciate what it has to offer

Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a

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## Ground Floor

### Lounge

12'7" x 12'0" (3.86 x 3.68)

The lounge offers a warm and inviting atmosphere, perfect for relaxation. With soft neutral tones and cosy carpet flooring, this space is designed for comfort. A central fireplace creates a focal point, providing both style and warmth. The large window allows natural light to fill the room, enhancing the airy ambiance. Ample space for seating arrangements makes this an ideal setting for unwinding after a long day or entertaining guests.

### Kitchen

10'0" x 8'2" (3.05 x 2.51)

The kitchen in this charming bungalow offers a practical and modern space, featuring a clean, streamlined design. Equipped with ample cabinetry, wood-effect countertops, and a stainless steel backsplash, it provides a functional and stylish workspace. This galley-style kitchen is well-lit and spacious enough to accommodate all your culinary needs, with integrated appliances, including an oven, hob, and extractor fan. A door leading to the rear adds convenience, providing easy access to outdoor spaces for al fresco dining or gardening.

### Bedroom One

10'11" x 10'9" (3.33 x 3.30)

This cosy bedroom offers a comfortable and versatile space perfect for relaxation or productivity. Featuring a neutral decor palette, it accommodates a bed, work desk, and storage space, making it ideal for use as

a guest room, home office, or private retreat. The large window allows ample natural light, adding brightness and a welcoming atmosphere to the room.

### Shower Room

This modern shower room is designed for both style and functionality. The sleek, curved shower enclosure offers a rejuvenating space with its multiple shower jets, perfect for unwinding after a long day. Complemented by fresh white tiling and a contemporary vanity unit with ample storage, this room is both practical and elegant. The tiled flooring adds a further touch of sophistication, while the wall-mounted mirror brings in additional light, making this a refreshing and inviting space.

### Bedroom Two

12'4" x 8'2" (3.78 x 2.51)

This inviting second bedroom offers a calm and cosy retreat, complete with direct access to the garden through French doors that allow for abundant natural light. Perfect as a guest bedroom or a relaxing spot to unwind, it's a versatile space that could easily be adapted to suit your needs. The neutral décor and soft carpeting add to the room's warmth and comfort, making it a lovely addition to this charming bungalow.

### Bedroom Three

10'5" x 6'3" (3.20 x 1.93)

This spacious bedroom offers ample versatility, currently presented for illustrative purposes with AI-generated imagery to showcase the room's generous dimensions. Please note, the actual floor is carpeted to match the cosy aesthetic of the rest of the property. With a neutral colour scheme, this room is a perfect blank canvas for your personal touch, making it suitable for a guest bedroom, office, or additional storage space. \*Disclaimer: Image is for visualization purposes only to reflect room size.\*

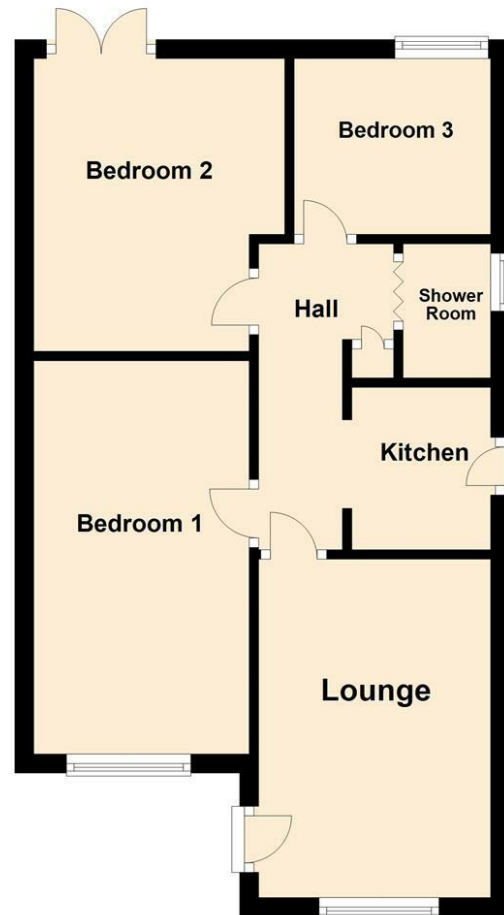
### Hall

### Garden

The garden of this charming bungalow offers a private and peaceful retreat, surrounded by mature trees and lush greenery. With two storage sheds and a level lawn, it's an ideal spot for both relaxation and practical storage solutions. The paved patio area provides a perfect space for outdoor seating and entertaining. This outdoor haven truly complements the tranquil village setting, offering a lovely escape from the bustle of everyday life.



### Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC 