

Your local property experts



106 Church Road, Norton Canes, WS11 9PF

Guide Price £385,000



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Sales : 01889 577 731
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**** VIRTUAL TOUR AVAILABLE **** JR Properties are pleased to offer For Sale this very well presented and deceptively spacious detached bungalow, set on a fabulous corner plot situated in a highly sought-after location in Norton Canes.

This unique bungalow briefly comprises: welcoming reception hallway, spacious family lounge, generous kitchen diner, two good sized bedrooms and a refitted shower room. There is an impressive loft room which could be developed subject to planning. From the kitchen leads an external door to a covered outdoor space giving easy access to the laundry room which is to the side of the detached garage and also provides an additional WC.

Externally the property has gardens to the front, rear and side, with lawns, established borders and a driveway which leads to a detached garage leading around to the private rear garden having large patio, further lawns, borders and potting shed. There are also double gates to the side of the garden which offers additional parking. Really must be viewed to be appreciated and with NO CHAIN.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	(1-20)	G	
		63	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not environmentally friendly - higher CO ₂ emissions	(1-20)	G	

England & Wales EU Directive 2002/91/EC

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