



Fulmar Drive, Norton Canes,
Cannock, WS11 9AY

£285,000

Paul Carr Estate Agents are delighted to present this modern and well appointed three-bedroom semi-detached family home situated on the sought-after Fulmar Drive in Norton Canes. Set across three spacious storeys and offered for sale with no onward chain, this impressive property is ideally suited to growing families.

The ground floor accommodation briefly comprises an entrance porch, a spacious lounge featuring recently fitted herringbone flooring, a convenient guest cloakroom, and a stylish kitchen-diner fitted with modern shaker-style cabinetry, a range of integrated appliances and double french doors opening directly onto the rear garden.

To the first floor are two generously proportioned double bedrooms, both benefiting from fitted wardrobes, together with a well presented family bathroom.

Occupying the second floor is the impressive principal bedroom suite, offering generous proportions, fitted wardrobes, and the added benefits of a modern en-suite shower room.

Externally, the property enjoys a double-width driveway to the front, providing ample off-road parking. The easterly facing rear garden has been recently landscaped and features a porcelain patio seating area, a lawn area with raised decorative planting beds and side gated access.

This superb family home combines modern accommodation with a desirable location, offering excellent access to local amenities, schools, and commuter links. Early viewing is highly recommended to fully appreciate the size and presentation this outstanding home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



Entrance Porch

Lounge

14' 8" x 11' 10" (4.47m x 3.60m)

Kitchen-Diner

7' 9" x 11' 9" (2.35m x 3.59m)

Downstairs Cloakroom

First Floor Landing

Bedroom Two

10' 5" x 11' 10" (3.18m x 3.60m)

Bedroom Three

7' 9" x 11' 10" (2.35m x 3.60m)

Family Bathroom

7' 11" x 5' 8" (2.42m x 1.72m)

Second Floor Landing

Master Bedroom

18' 1" x 8' 6" (5.51m x 2.58m)

Master En-Suite

5' 0" x 11' 3" (1.52m x 3.43m)



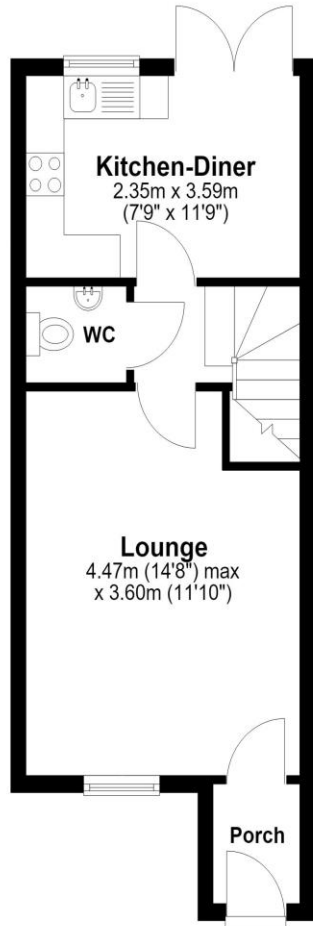


Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



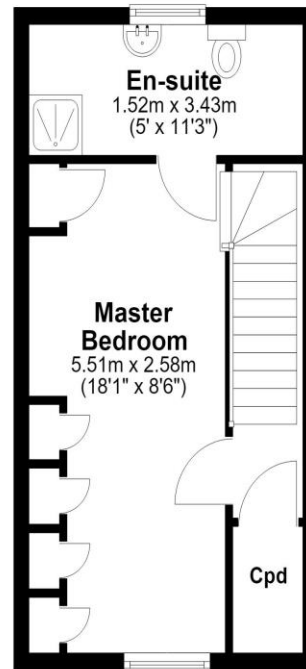
First Floor

Approx. 29.3 sq. metres (315.6 sq. feet)



Second Floor

Approx. 25.6 sq. metres (275.5 sq. feet)

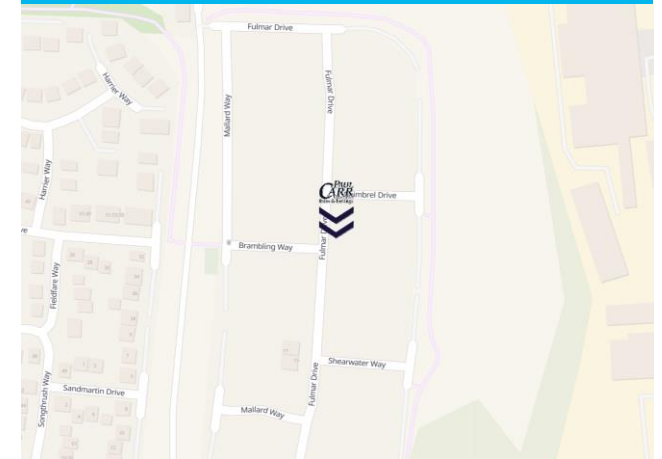


Total area: approx. 85.9 sq. metres (924.5 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 19th June 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.