



87 Commonside
Norton Caines | Cannock | Staffordshire | WS11 9PY

FINE & COUNTRY

87 COMMONSIDE



A truly unique home set in 1.3 acres, featuring a three-bedroom character cottage, two-bedroom annex, and luxury leisure suite with indoor heated pool. Blending rustic charm with modern comfort, it offers extensive gardens, ample parking, and a peaceful semi-rural setting.



KEY FEATURES

A rare opportunity presents itself to purchase an exceptional and truly individual home. A delightful three bedroom detached character cottage accompanied by a generous two bedroom annex and an impressive leisure suite with a heated indoor swimming pool. Set within around 1.3 acres of private grounds, this charming residence offers the best of both worlds: a peaceful semi-rural setting with convenient access to nearby amenities, schools, and transport links.

Inside, the main home beautifully blends rustic character with modern comfort. A welcoming entrance hall leads to a spacious, triple aspect sitting room featuring an inglenook fireplace with an impressive, in set log burner and exposed ceiling beams.

The large open-plan kitchen dining area forms the heart of the home, complete with oak cabinetry, granite work surfaces, and integrated appliances, with French doors opening directly onto the garden. An adjoining snug with a second log burner is an inviting, cosy living space and is semi-open plan to the kitchen diner, whilst the striking orangery, filled with natural light and overlooking the gardens provides a perfect setting for relaxing or entertaining all year round.

The first floor offers three generous bedrooms, each rich in charm and character. The principal suite includes fitted wardrobes, French doors leading to a private, rear facing balcony, and an elegant en-suite shower room. Two additional bedrooms are well served by a stylish family bathroom featuring both a bath and separate shower.

The detached annex is a superb addition, ideal for guests, extended family, or multi-generational living. To the ground floor it includes a spacious games room and bar (which could become a ground floor sitting room), a WC and a modern kitchen dining area, again, filled with character, displaying a beamed ceiling, exposed brick feature wall, flagstone flooring and two sets of French doors to the garden. To the first floor there is a versatile open-plan living room with a vaulted, beamed ceiling and mezzanine level over, in addition to a three piece bathroom and a spacious double bedroom with a balcony out to the rear of the property.

Adding to the sense of luxury is the stunning indoor heated swimming pool and leisure suite. With full-height glazing, a sauna, and ample poolside seating, it's the perfect space for both relaxation and recreation.



























KEY FEATURES

Outside, the grounds are extensive and thoughtfully landscaped. A large tarmac driveway provides ample parking and leads to a detached four-car garage, an additional single garage, and a substantial workshop/storage building.

The rear garden is a true highlight, beautifully designed with a Creteprint patio, timber decking, a most impressive ornamental Koi pond, children's play area, and even a private astroturf football pitch, perfect for family life.

Mains water and three-phase electricity are connected, with LPG central heating and private drainage via septic tank.

This exceptional home combines countryside charm, contemporary style, and impressive versatility, offering a rare chance to own a private retreat that truly stands out.

Location

Despite its tranquil position, the property enjoys superb connectivity. Families will find a great selection of schools close by, including Norton Canes Primary, Brownhills West Primary, Norton Canes High School, and Erasmus Darwin Academy. A range of shopping and leisure options can be found in Cannock, Burntwood, and Brownhills, while Chasewater Country Park and local clubs such as The Chase Sailing Club, Burntwood Rugby Club, and Chasetown Football Club provide plenty of opportunities for recreation. The A5 and M6 Toll are within minutes of the property, and rail services from Cannock and Landywood stations provide ease of commuting across the West Midlands.







INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: Staffordshire County Council & Cannock Chase District Council

Main House EPC Rating: F (Valid until 24 July 2035)

Annexe EPC Rating: F (Valid until 24 July 2035)

Property Construction: Standard (Brick & Tile, Timber Framed Balcony)

Electricity Supply: Mains (Three Phase)

Water Supply: Mains

Drainage & Sewerage: Private Septic Tank

Heating: LPG Gas

Broadband: FTTC / Ultrafast Fibre Broadband connection available. We advise you to check with your provider.

Mobile signal/coverage: 4G & 5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Garage (+4 cars) and Driveway, Off Street Parking

Special Notes: Right of Way/Access using the neighbours drive to back gates

Directions - Postcode: WS11 9PY / what3words: gift.jump.unable

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Sutton Coldfield and Lichfield on Tel Number +44 (0)121 272 6900

Website

For more information visit <https://www.fineandcountry.co.uk/sutton-coldfield-and-lichfield-estate-agents>

Opening Hours:

Monday to Friday	9.00 am – 5.30 pm
Saturday	9.00 am – 4.30 pm
Sunday	By appointment only

Guide price £ 8 9 5, 0 0 0



87 Commonside, Norton Canes
 Approximate Gross Internal Area
 Main House = 190 sq.m/2044 sq.ft
 Annexe & Mezzanine = 158 sq.m/1702 sq.ft
 Garage = 249 sq.m/2681 sq.ft
 Outbuilding = 143 sq.m/1536 sq.ft
 Total = 740 sq.m/7963 sq.ft

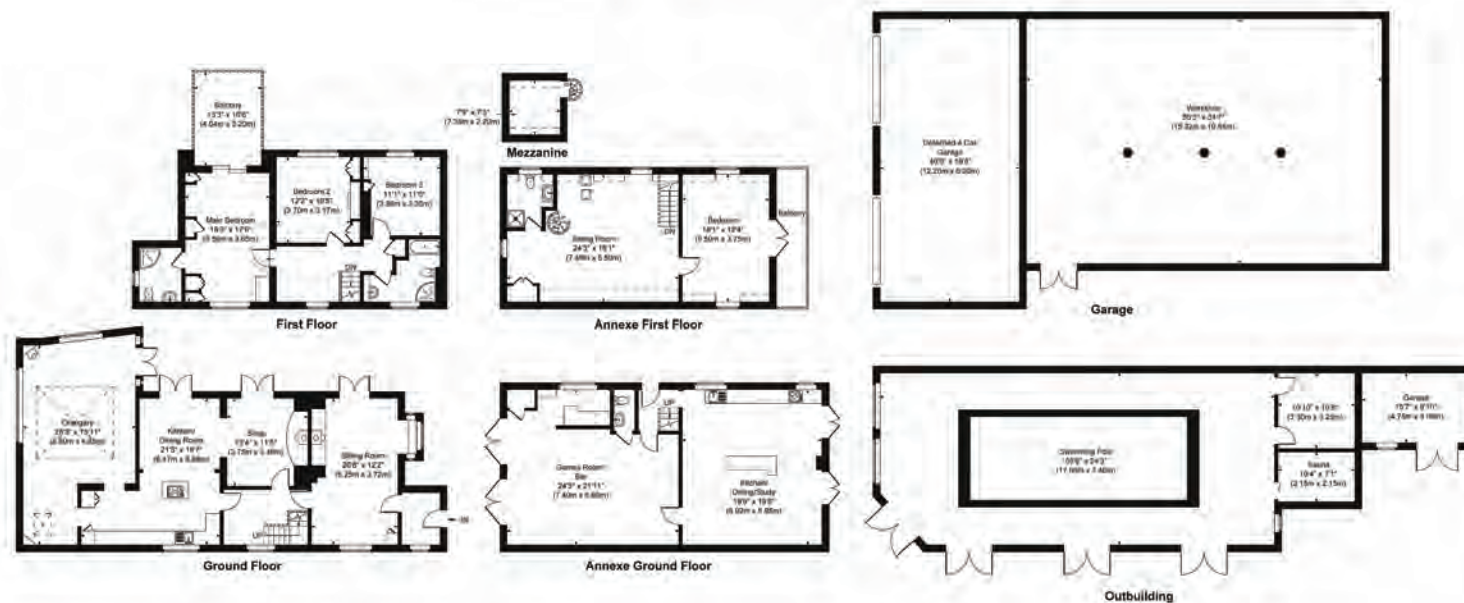


Illustration for identification purposes only, measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	30 F	
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F	31 F	
1-20	G		

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



LUKE BILLSON

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I am a property consultant with over 15 years of experience selling luxury property throughout the East Midlands and have worked for the country's largest agencies as well as more local estate agents earlier in my career. I have expertise in all facets of the property lifecycle, from precise valuation and strategic listing to innovative marketing and skillful negotiation. Fine & Country leverages cutting-edge video marketing and a powerful social media presence, amplified by our national network, to provide unparalleled exposure beyond what local agencies can offer. My personal consultant-level service and expert negotiation skills ensure you receive the most accurate and beneficial information, guaranteeing an exceptional Fine & Country experience. I have a strong family background and enjoy spending my spare time with my three boys and partner, Amy. Socially, I relish the opportunity to get out on the golf course, regularly play five a side football and have recently taken to the ever growing sport of padel.

THE FINE & COUNTRY
FOUNDATION

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