



Elm Road, Norton Canes

 3

 1

 2

Offers over £195,000



Key Features

- Popular location
- Semi detached family home
- Three bedrooms
- Lounge and separate dining room
- Kitchen and separate utility
- Front and rear gardens
- EPC rating C
- Freehold







****THREE BEDROOM FAMILY HOME ***** Situated in a popular location, Norton Canes is a hit with both families and commuters alike with the town of Cannock with its designer outlet complex, many shops and links to the M6 and M6 toll road at just 3 miles away. There are also road links to Lichfield and Walsall amongst others. The area is favoured by families as it has nearby nature reserves including the picturesque Chasewater Country Park.

This family home briefly consists; entrance hallway, two reception rooms, kitchen and utility room. On the first floor is two double bedrooms, a single bedroom, family shower room and separate w.c.

Council tax band: A

EPC: C

Tenure: Freehold

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.

Frontage

Having private front garden and pathway leading to the front entrance and side gate giving access to the rear of the property.

Reception one

Located at the front of the property having bow window allowing in plenty of natural light.

Reception two

Sizeable reception room with French doors leading out into the rear garden.

Kitchen

Having matching wall and base units with contrasting work tops and tiled splash backs.

Utility room

Having wall and base units with under counter space for appliances and door into the rear garden.

Bedroom one

Double bedroom positioned at the front of the property.

Bedroom two

Double bedroom positioned at the rear of the property.

Bedroom three

Single bedroom positioned at the rear of the property.

Family shower room

Having large shower cubicle with mains shower and vanity basin.

Separate W.C.

Separate W.C. to the shower room

Rear garden

Enclosed low maintenance rear garden with large shed.



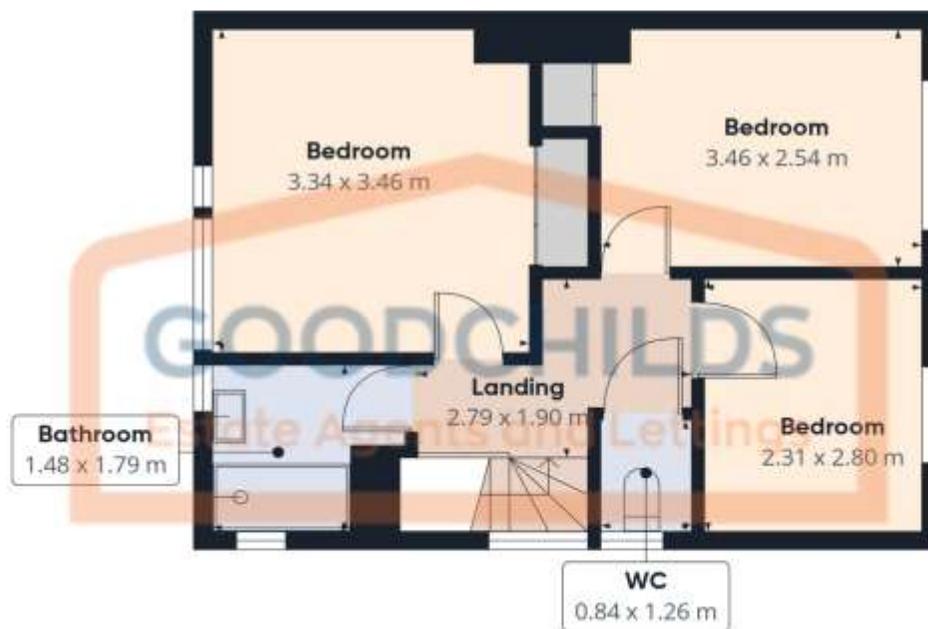






Ground floor

Approximate total area⁽¹⁾
77.9 m²



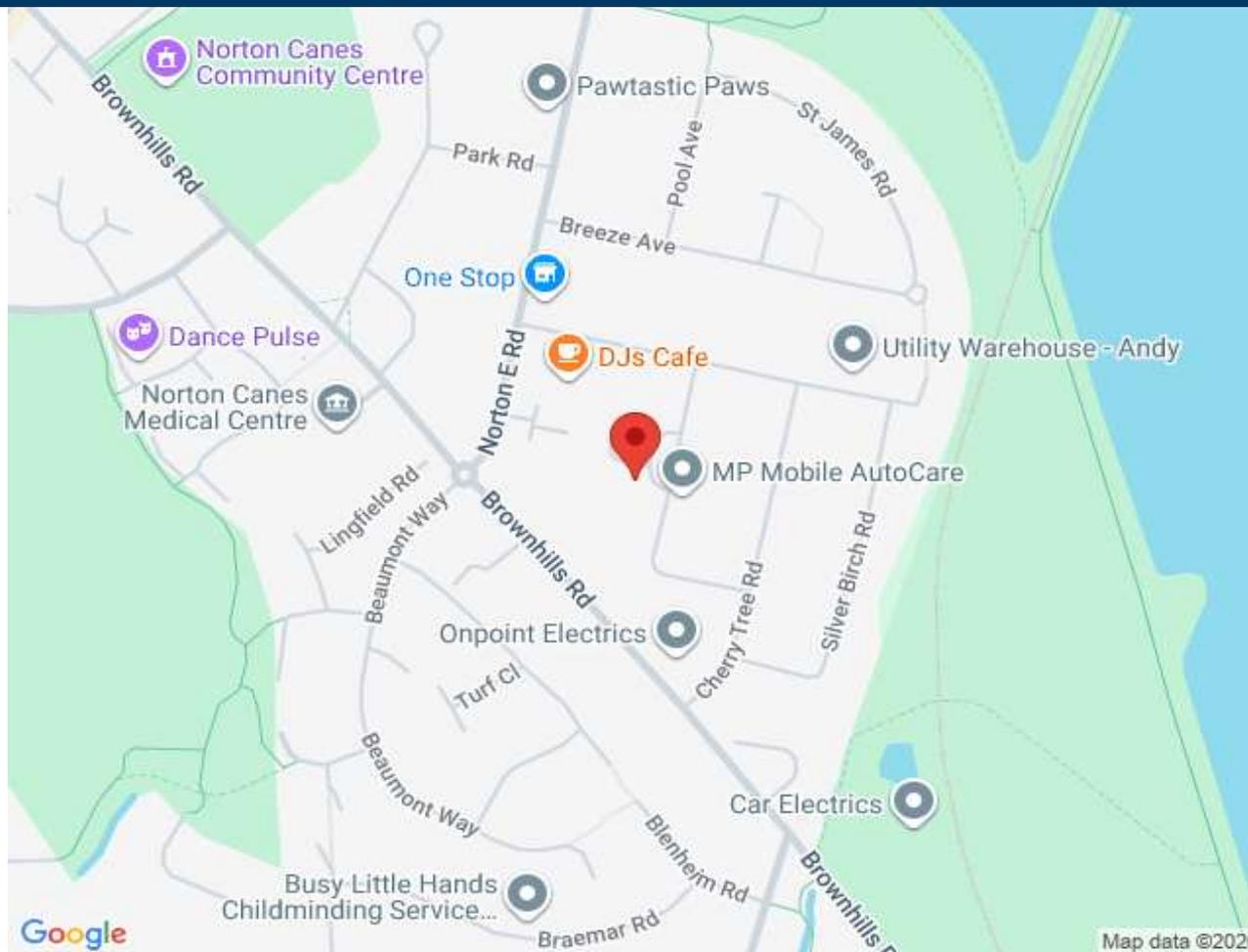
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

