



Butts Way, Norton Canes,
Cannock, WS11 9PL

£230,000

Paul Carr Estate Agents are delighted to present this beautifully modernised three-bedroom end-terraced home, tucked away in a quiet cul-de-sac in Norton Canes and offered with no onward chain.

Deceptively spacious, the property features an inviting entrance hall leading to a generous 15ft+ lounge, a separate dining room with built-in storage, and a recently fitted contemporary kitchen with sleek cabinetry and direct access to the rear garden.

To the first floor, you'll find three well-proportioned bedrooms, all served by a stylish modern family bathroom – providing excellent space and comfort for everyday living.

Externally, the front of the property enjoys a neatly maintained lawn with side gated access to the rear. The rear garden offers a lawned area, a slabbed seating patio, and rear gated access to Butts Close, where the home benefits from a private driveway and garage.

Offered chain-free and ideally suited to families or buyers seeking a peaceful yet well-connected setting, this impressive home is not to be missed. Early viewing is highly recommended.

Tenure: We can confirm the property is Freehold.

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

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



PAUL
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Entrance Porch

Hall

Lounge

15' 3" x 13' 1" (4.64m x 3.99m)

Dining Room

8' 4" x 16' 4" (2.54m x 4.97m)

Kitchen

8' 2" x 7' 6" (2.48m x 2.28m)

First Floor Landing

Bedroom One

13' 0" x 9' 9" (3.95m x 2.97m)

Bedroom Two

10' 7" x 9' 9" (3.23m x 2.97m)

Bedroom Three

7' 9" x 8' 0" (2.37m x 2.43m)

Family Bathroom

8' 2" x 6' 3" (2.48m x 1.90m)

Garage

17' 3" x 8' 0" (5.26m x 2.45m)





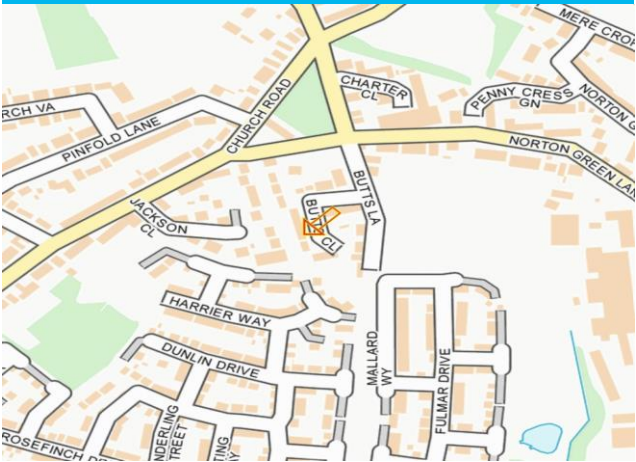
Floor Plan

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

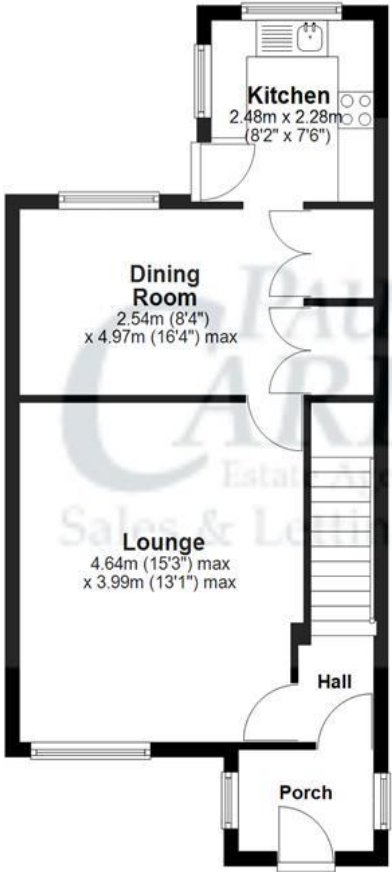
Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

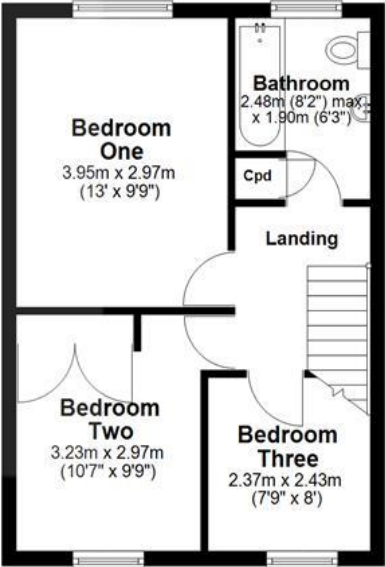
Map Location



Ground Floor
Approx. 44.9 sq. metres (483.2 sq. feet)



First Floor
Approx. 36.5 sq. metres (393.3 sq. feet)



Total area: approx. 81.4 sq. metres (876.5 sq. feet)





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: 20th November 2025

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.