



Connells

The Broches
Norton Canes Cannock

The Broches Norton Canes Cannock WS11 9FG

for sale offers in the region of
£240,000



Property Description

This well-presented semi-detached property offers a modern and comfortable home, ideal for families and first-time buyers alike.

The property is welcomed by an entrance hallway, providing access to the guest WC, lounge and kitchen. The kitchen is positioned to the front of the property and is fitted with traditional-style cupboards, along with space for appliances.

To the rear is a modern and inviting lounge, featuring an attractive media wall and double doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

Upstairs, the property offers three bedrooms along with a family bathroom.

Externally, the property benefits from a side driveway providing parking for multiple vehicles, together with gated access leading to the rear garden. The garden has been designed for ease of maintenance, featuring a paved patio area and artificial lawn.

Perfectly located just a stones throw away to Chasewater Country Park offering extensive water sport activities, nature trails and the heritage steam railway providing a fun day out for all ages right on your doorstep. Also benefiting from being close to many local amenities and both primary and Secondary Schools.

Ground Floor

Hallway

Having a double glazed front entrance door, radiator, ceiling light point, laminate flooring, stairs to first floor, storage cupboard and doors to kitchen, lounge and guest WC

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink with drainer, integrated oven with gas hobs and extractor hood over, plumbing for the washing machine, space for appliances, tiled splash-backs, ceiling light point, double glazed window to the front aspect and tiled flooring

Lounge

Having double glazed French doors opening out to the rear garden, double glazed windows to the rear aspect, media wall, two radiators, ceiling light point and laminate flooring

W.C

Having a double glazed window to the front aspect, WC, wash hand basin, ceiling light point and laminate flooring

First Floor

Landing

Bedroom 1

Having two double glazed windows to the front aspect, radiator, ceiling light point and carpeted flooring

Bedroom 2

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bedroom 3

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bathroom

Having a double glazed window to the side aspect, WC, wash hand basin, bath with shower over, part tiled walls, radiator, ceiling light point and laminate flooring

Outside

Front

Having a tarmac driveway to the side, suitable for multiple vehicles and gated side access to rear garden

Rear

Having a brick paved patio area, artificial lawn, garden shed and gated side access

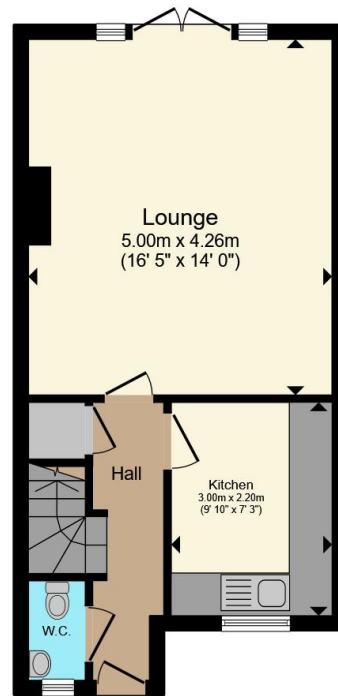
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

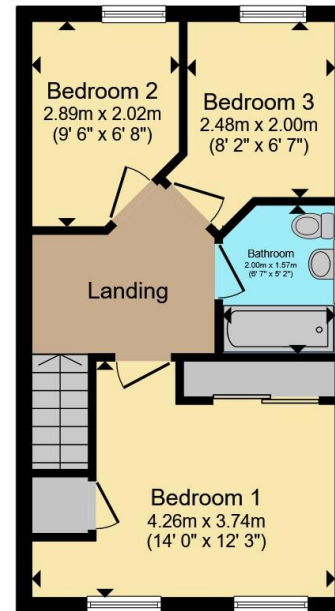








Ground Floor



First Floor

Total floor area 70.5 m² (759 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK109114



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