



LEE COOKE

Kingswood Drive, Norton Canes, Cannock, WS11 9TR

Offers in the Region of
£260,000

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Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

A CHAIN-FREE, "SHOW HOME" STYLED AND REFURBISHED SEMI-DETACHED HOME IN A POPULAR NORTON CANES CUL-DE-SAC.

Lee Cooke Estate Agency Group proudly presents this beautifully refurbished and chain-free semi-detached home, nestled in a sought-after cul-de-sac location on Kingswood Drive, offering green views from the front and side.

This property has been meticulously updated and refurbished to a very high standard by the current owner, presenting a "show home" aesthetic that requires internal viewing to be fully appreciated. From the stunning re-styled kitchen to the main accommodation, this home is an ideal choice for a variety of buyers.

Step inside to a welcoming entrance porch leading into a bright and inviting main hall. The ground floor features a comfortable family lounge, with further access into an impressive re-fitted entertainment kitchen diner – perfect for modern living and social gatherings. Complementing the ground floor is a practical utility room and a separate guest WC. A portion of the original garage has been converted into a half garage, offering excellent storage solutions or potential for conversion into a home office (STRP).

Ascending to the first floor, you will find three well-proportioned bedrooms, providing comfortable living spaces. A re-fitted and re-styled family bathroom completes the upper level, ensuring contemporary convenience.

Externally, the property benefits from ample block-paved off-road parking to the front. The pleasant rear garden features an ideal entertainment patio area, sleeper borders, and a lawned section, perfect for outdoor relaxation and garage/storage to side.

Location and Area

Norton Canes is a popular and well-connected village in the Cannock Chase district, offering a friendly community feel with excellent access to everyday amenities. The area is ideal for families and professionals, with a mix of modern developments and established residential streets, plus quick links to the A5, M6 Toll and A460, making commuting to Cannock, Lichfield, Walsall and Birmingham straightforward.

Residents benefit from nearby green spaces, including Chasewater Country Park, which offers walking trails, water sports, cycling routes and wildlife areas. The village itself provides convenience stores, doctors, dentists, public houses and eateries, while Cannock town centre is just a short drive away for larger supermarkets, retail parks and leisure facilities. Sought after schools including Jerome Primary School, Norton Canes Primary Academy and Norton Canes High school are all within close proximity.

For further details or to book a viewing, contact Lee Cooke Estate Agency Group today.



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Entrance Porch

Having a double glazed door and windows to front access and a feature double glazed composite door leading into the hall.

Entrance Hall

Having a feature double glazed composite door leading into the porch, stairs to first floor landing, storage cupboards, door leading into the lounge, central heated radiator.

Evening Lounge - 14'7" x 12' max

Double glazed bay window to front, central heated radiator, door to hall, door leading to the entertainment kitchen diner.

Entertainment Kitchen Diner - 23'6" x 9'8" max

VIEWING IS HIGHLY ADVISED

Double glazed French doors to rear, double glazed window overlooking the rear garden and internal doors to various rooms, pantry storage cupboard, central heated radiator, a fantastic selection of fitted wall and base units with square edge worktops, feature Karndean style LVT flooring, spotlights to ceiling, integrated appliances which includes an electric hob, oven and extractor, fridge and freezer and dishwasher.

Utility - 7' x 4' max

Having a double glazed door leading to rear access, feature Karndean style LVT flooring, door leading into the kitchen, base unit and single drainer sink.

Ground Floor Guest WC

Having a re-fitted suite with a low flush toilet, a wash basin set in a vanity unit, extractor fan, door leading into the kitchen, Karndean style LVT flooring, central heated radiator.

Garage/Store - 9'3" x 8'1" max

Having a small storage area with a door leading into the entertainment kitchen diner, up and over door leading into the front car parking area.

First Floor Landing

Having loft access, smoke alarm, double glazed window to side, stairs to ground floor, doors to various rooms.

Bedroom One - 14'2" x 9' max

Double glazed window to front, central heated radiator, door to landing.

Bedroom Two - 10'5" x 8'2" max

Double glazed window to rear, central heated radiator, door to landing.



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Bedroom Three - 7'6" x 6'5" max

Double glazed window to rear, central heated radiator, door to landing.

Bathroom

Having a re-fitted suite with a panel bath and fitted shower, wall mounted wash basin, low flush toilet, heated towel rail, double glazed window to front, tiled walls, airing cupboard, housing boiler and spotlights to ceiling.

Front Garden

Ample block paved off-road parking to front.

Rear Garden

Having an entertainment patio area, panel fences, sleeper borders and a lawned area with external water tap.

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- Mortgage advice is available (with one of our partners)
- Property lawyers are available (with one of our partners)
- Surveys – Removals – Trades are also available (with our partners)

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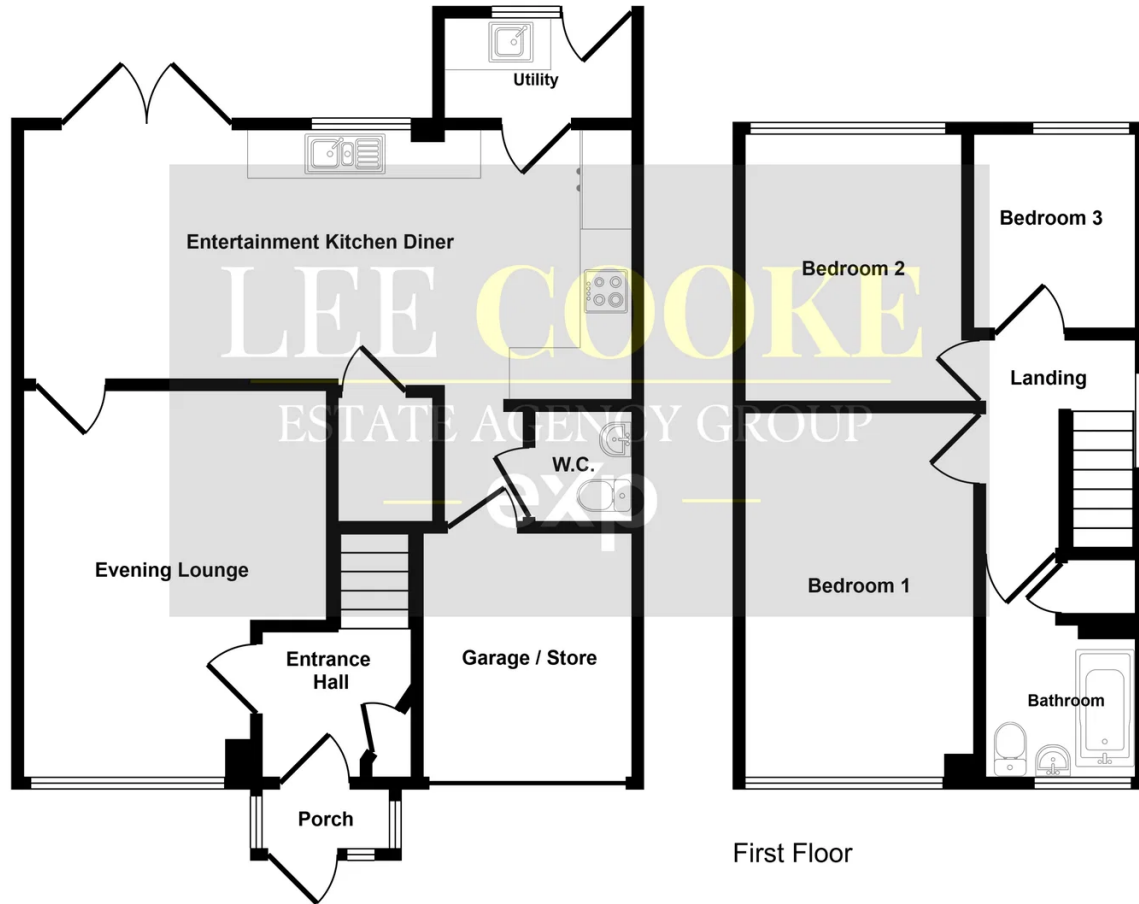
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Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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