



**PAUL
CARR**

Newmarket Road, Norton Canes,
Cannock, WS11 9FF

£380,000

Paul Carr Estate Agents are delighted to present this beautifully maintained four-bedroom detached family home, ideally positioned on the highly sought-after Newmarket Road in Norton Canes.

The property is approached via a welcoming central hallway, providing access to a versatile converted home office/family room and a spacious bay-fronted lounge measuring over 19ft. The lounge flows effortlessly into a separate dining room, which in turn leads to the impressive kitchen-diner, featuring sleek high-gloss cabinetry and quartz worktops. Further ground floor accommodation includes a utility room, conservatory, and a convenient downstairs cloakroom.

To the first floor are four well-proportioned bedrooms, with the standout being the generous principal bedroom measuring over 14ft, complete with fitted wardrobes and a superb 13ft en-suite finished to a modern standard. The remaining bedrooms are served by a well-presented en-suite shower room and an additional family bathroom.

Externally, the property benefits from an attractive frontage with a manicured lawn, established shrubbery, and a tarmac driveway providing off-road parking for multiple vehicles. Occupying a corner plot, the spacious rear garden offers a large lawn, paved seating area, and decorative planted borders, ideal for both relaxation and entertaining.

Located in a desirable area with excellent commuter links, nearby local amenities, and popular schools, this exceptional home is presented to a high standard throughout and is ready for immediate occupation.

Tenure: We can confirm the property is Freehold.

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

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



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Sales & Lettings

Kitchen-Diner
9' 0" x 17' 5" (2.74m x 5.30m)

Utility
4' 11" x 8' 1" (1.50m x 2.47m)

Lounge
19' 3" x 12' 0" (5.86m x 3.66m)

Dining Room
9' 11" x 9' 6" (3.03m x 2.90m)

Office / Family Room
16' 4" x 8' 1" (4.97m x 2.47m)

Downstairs Cloakroom

Conservatory
9' 2" x 17' 2" (2.80m x 5.24m)

First Floor Landing

Bedroom One
11' 8" x 14' 8" (3.55m x 4.47m)

Master En-Suite
4' 7" x 13' 0" (1.40m x 3.96m)

Bedroom Two
11' 10" x 11' 6" (3.60m x 3.51m)

En-Suite
3' 6" x 8' 11" (1.06m x 2.72m)

Bedroom Three
10' 8" x 7' 8" (3.25m x 2.34m)

Bedroom Four
8' 6" x 7' 9" (2.59m x 2.35m)

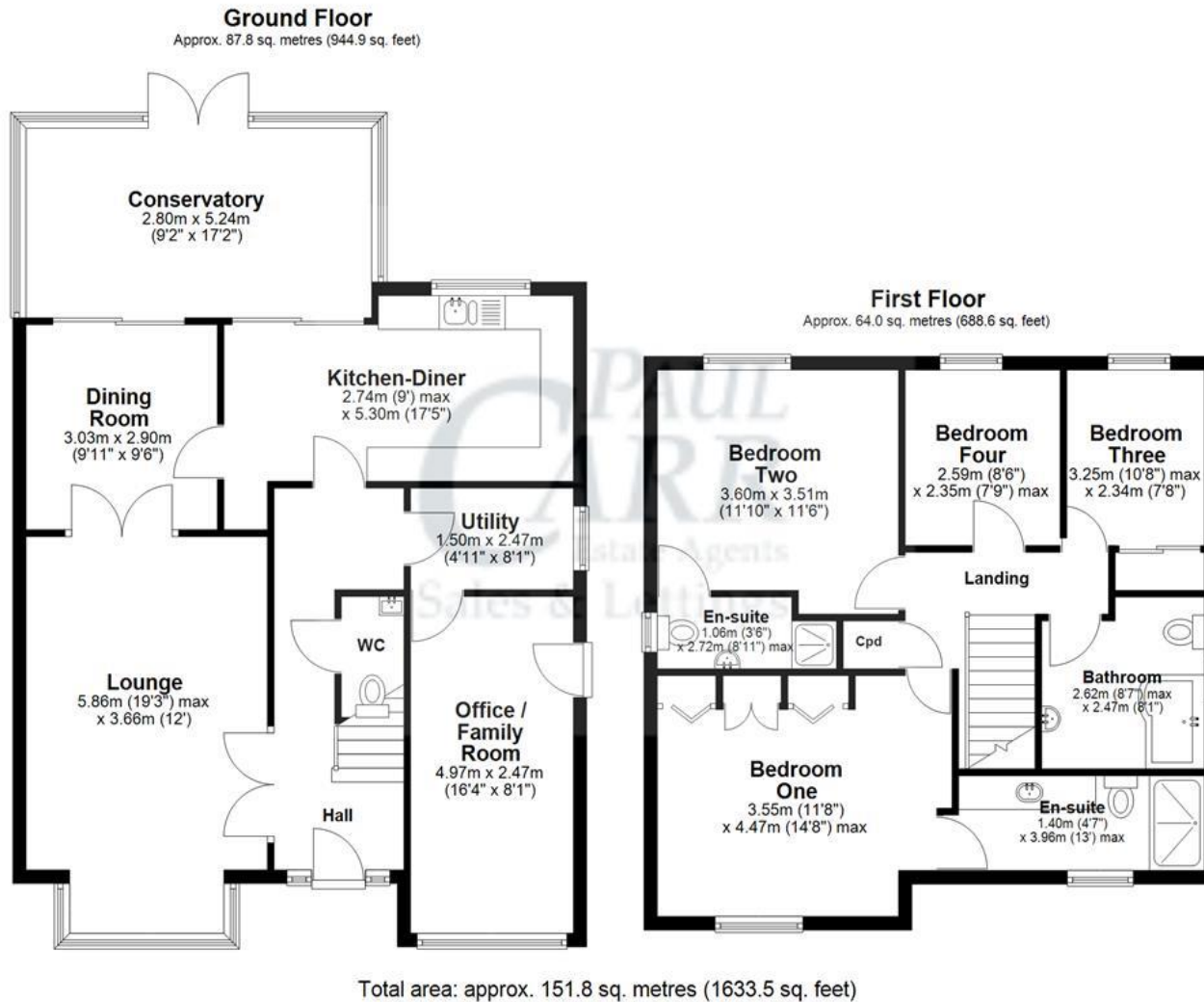
Family Bathroom
8' 7" x 8' 1" (2.62m x 2.47m)





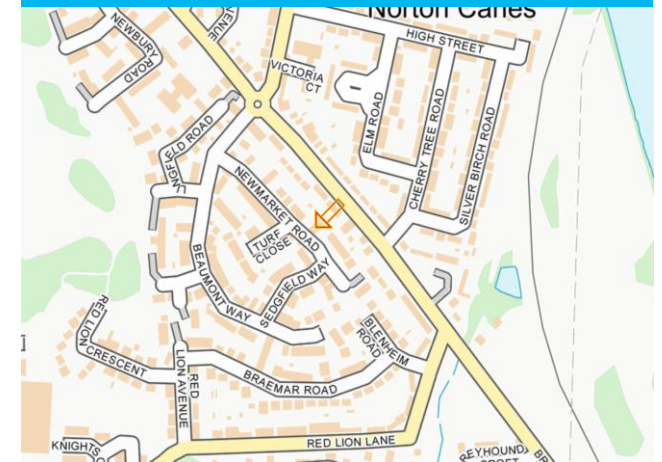
Floor Plan

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

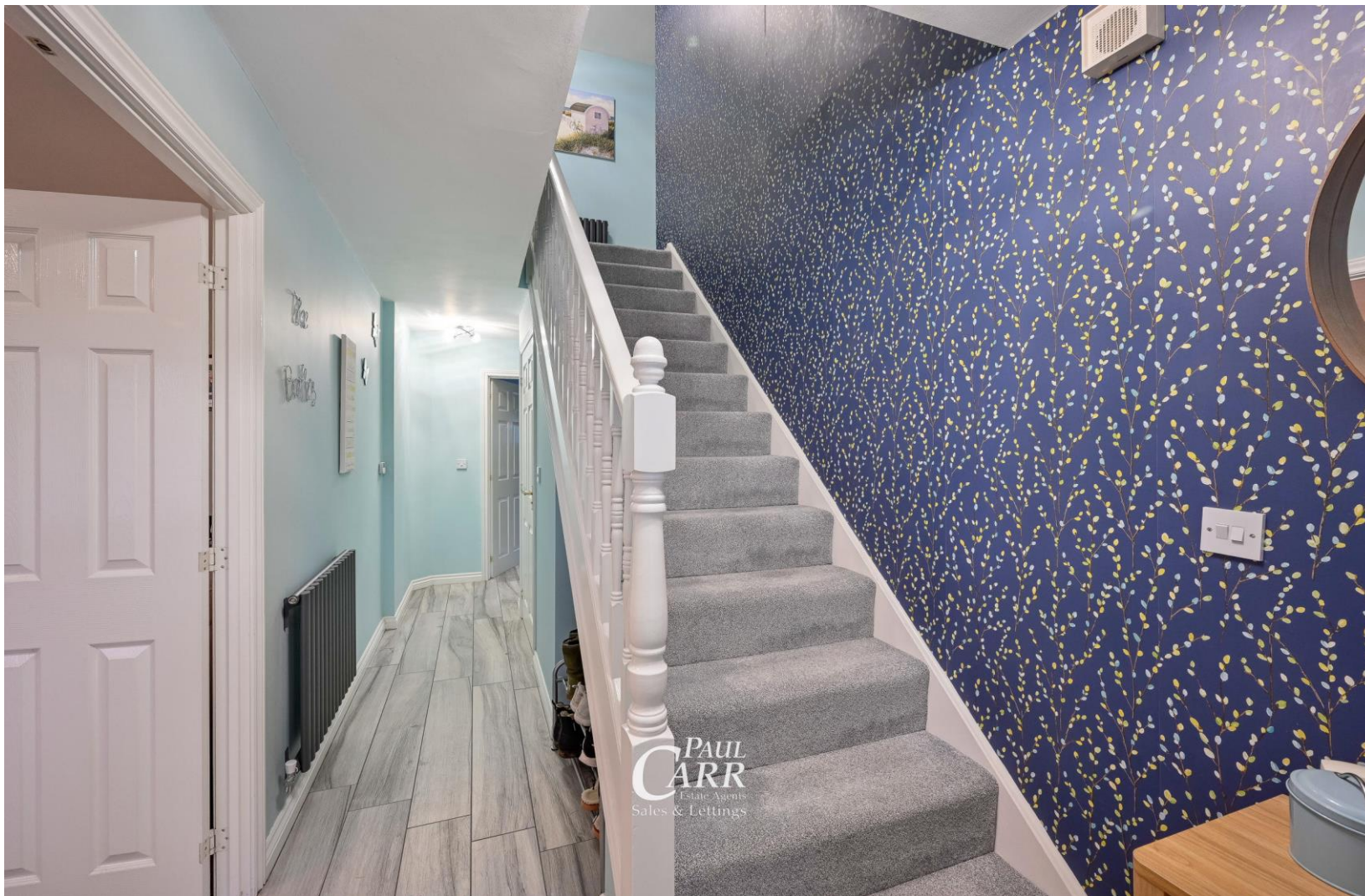


Energy Performance Rating

Map Location







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: 19th December 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.

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