



**Connells**

Norton East Road  
Norton Canes Cannock



## Ground Floor

### Entrance Porch

Having a double glazed front entrance door and door to hallway

### Hallway

Having laminate flooring, radiator, storage cupboard and fitted under-stairs storage, stairs to first floor and doors to lounge, dining room and study

### Lounge

11' 11" x 11' 11" ( 3.63m x 3.63m )

Having double glazed bay window with window seat storage to the front aspect, wooden flooring, radiator, electric fireplace and ample storage

### Dining Room

11' 11" x 11' 11" ( 3.63m x 3.63m )

Having laminate flooring, double glazed window, radiator and archway through to kitchen

### Kitchen

11' 5" x 12' 4" ( 3.48m x 3.76m )

Being a fitted kitchen with a range of wall, base and drawer units with wooden work surfaces over and having a sink/drain, fitted sink waste disposal unit, tiled splash-back, pitched skylight, double glazed windows, door to garden and leading to;

### Utility

6' 6" x 7' 1" ( 1.98m x 2.16m )

Having laminate flooring, double glazed window, fitted cupboards and door leading to;

### Shower Room

Tiled flooring, shower, w/c, double glazed window, basin and heated rail.

### Office

8' 9" x 6' 9" ( 2.67m x 2.06m )

Having laminate flooring, radiator, double glazed window

## First Floor

### Landing

Carpet flooring and double glazed window

### Bedroom One

11' 6" x 13' 1" ( 3.51m x 3.99m )

Having double glazed window to front, radiator, access to loft hatch, fitted wardrobes and carpeted flooring

### Bedroom Two

11' 11" x 11' 6" ( 3.63m x 3.51m )

Having carpeted flooring, double glazed window and radiator

### Bedroom Three

7' 10" x 6' 7" ( 2.39m x 2.01m )

Having double glazed window, carpet flooring, radiator and fitted shelves.

### Shower Room

Having tiled flooring, walk in shower, w/c, double glazed window, basin, fitted units and heated rail.

## Outside

Solar panels across the roof of the house.

### Front

Having a brick paved driveway suitable for multiple vehicles and access to the garage. The garage has drive through access from front to rear.

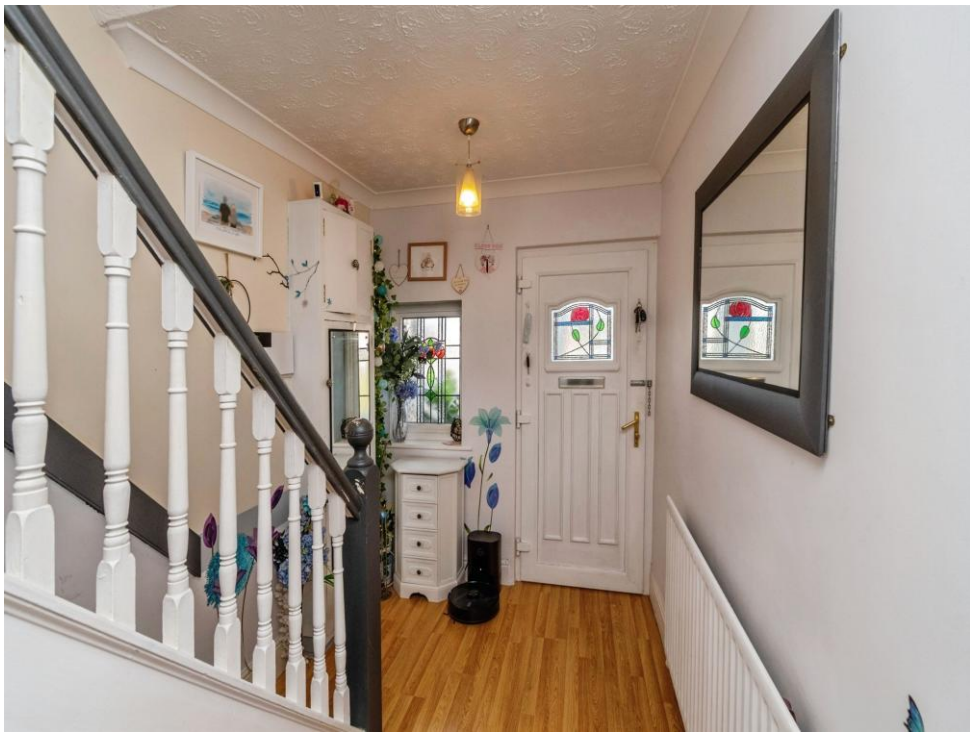
### Rear

Having a covered patio area, paved pathway down the lawn, a variety of shrubs and bushes and outbuildings

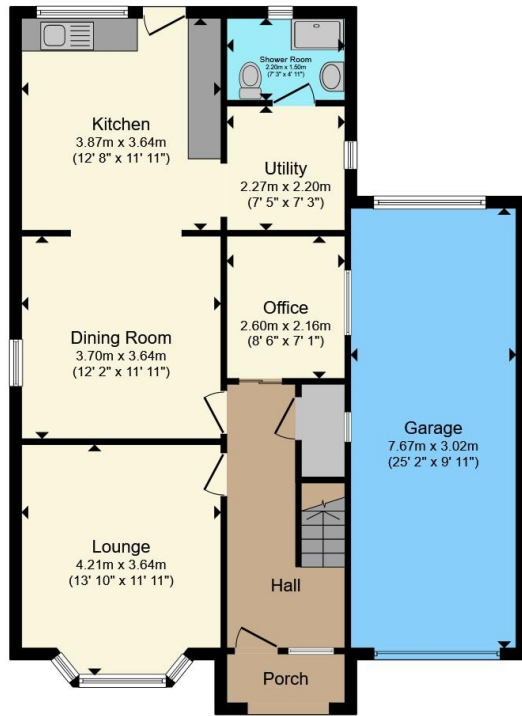
### Garden Rooms

Jacuzzi room and gym (store) both with double glazed patio doors

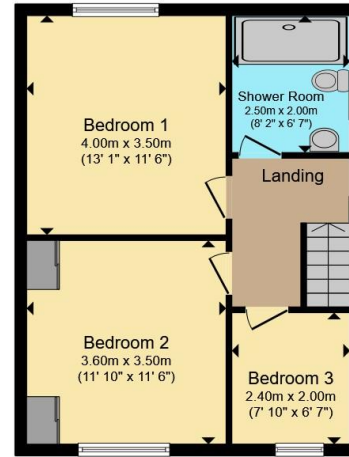




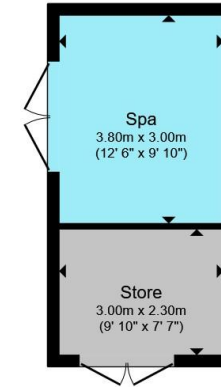




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 160.7 m<sup>2</sup> (1,729 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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