



**Connells**

connells.co.uk 01543 500 823

**FOR SALE**

**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.

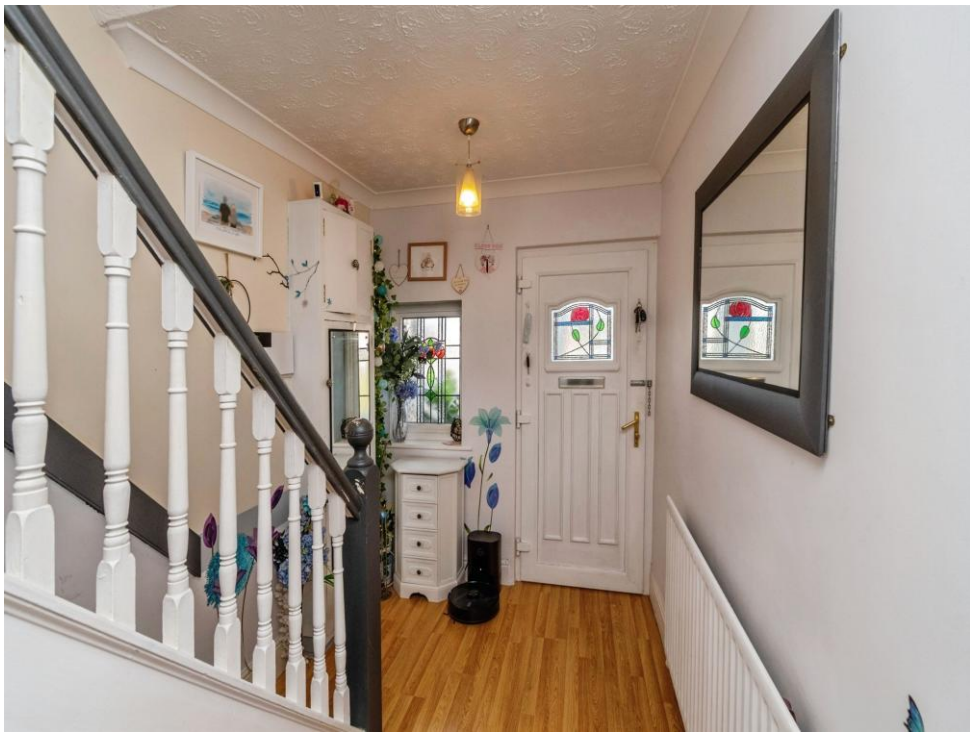
## Rear

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

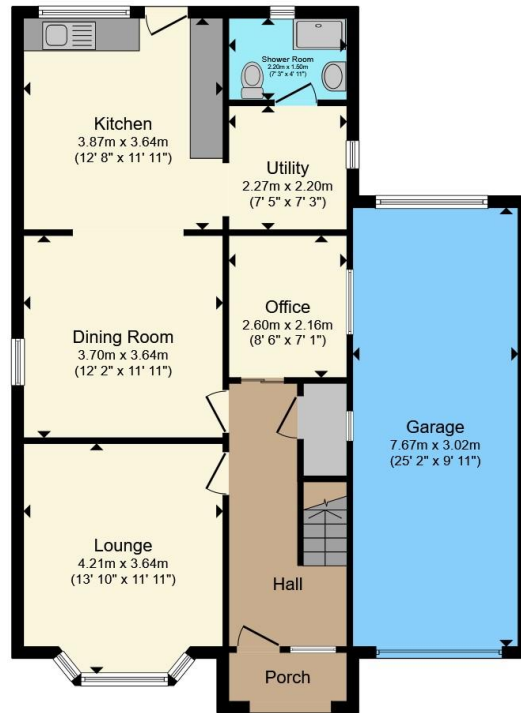
## Garden Rooms

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

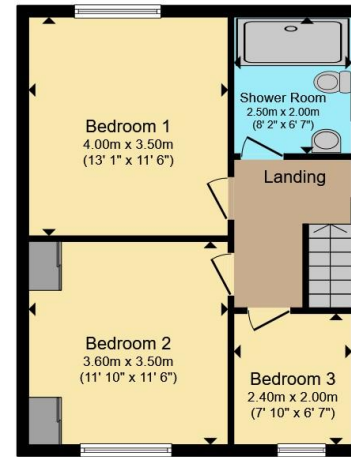




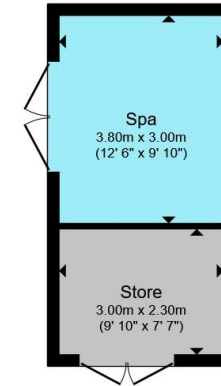




**Ground Floor**



**First Floor**



**Outbuilding**

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

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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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