



Aspen Way, Norton Canes  
Cannock, WS11 9UJ

Offers Over £300,000

# Norton Canes

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Paul Carr Estate Agents are delighted to market this beautifully appointed, extended three-storey family home in Norton Canes offering excellent access to local amenities, transport links and schools.

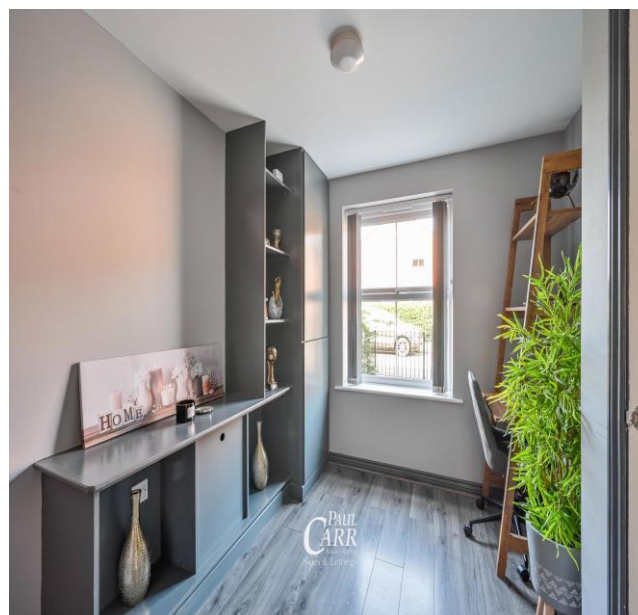
An exceptional three-storey family home offering generous living space, stylish finishes, and a thoughtfully extended layout. Upon entering, you are welcomed by a spacious entrance hall leading to a generous 13ft+ lounge, a separate study / home office, a convenient downstairs cloakroom, and an impressive extended breakfast kitchen. The kitchen features sleek high-gloss cabinetry, a central breakfast island, bi-folding doors opening to the rear garden, and a full range of modern integrated appliances - perfect for both family life and entertaining.

The first floor comprises two well-sized bedrooms, including one measuring over 13ft x 12ft, both served by a contemporary family bathroom finished to a high standard.

Occupying the entire second floor, the principal suite boasts an expansive 18ft+ master bedroom and a stylish modern en-suite bathroom.

Situated within a quiet residential estate, the property frontage benefits from a side driveway for two vehicles and a slabbed front path with decorative graveled area. The landscaped rear garden benefits from an artificial lawn with well appointed indian slabbed seating area - ideal for hosting and entertaining.





## Property Specification

Extended Three-Storey Family Home Situated On A Desirable Development In Norton Canes  
Two Bathrooms & Downstairs Cloakroom  
Stunning Kitchen Extension With High Gloss Cabinets, Breakfast Island & Bi-Folding Doors  
18ft+ Principle Bedroom With En-Suite Bathroom

### Entrance Hall

Lounge 12' 6" x 13' 10" (3.80m x 4.22m)

Study / Home Office 12' 4" x 8' 10" (3.76m x 2.68m)

### Downstairs Cloakroom

Breakfast Kitchen 12' 6" x 12' 6" (3.82m x 3.82m)

### First Floor Landing

Bedroom Two 13' 11" x 12' 9" (4.25m x 3.88m)

Bedroom Three 9' 4" x 7' 1" (2.85m x 2.16m)

Family Bathroom 7' 1" x 6' 2" (2.16m x 1.89m)

### Second Floor

Bedroom One 18' 1" x 13' 11" (5.52m x 4.25m)

Master En-Suite 9' 2" x 6' 0" (2.79m x 1.82m)

### Agent's Note:

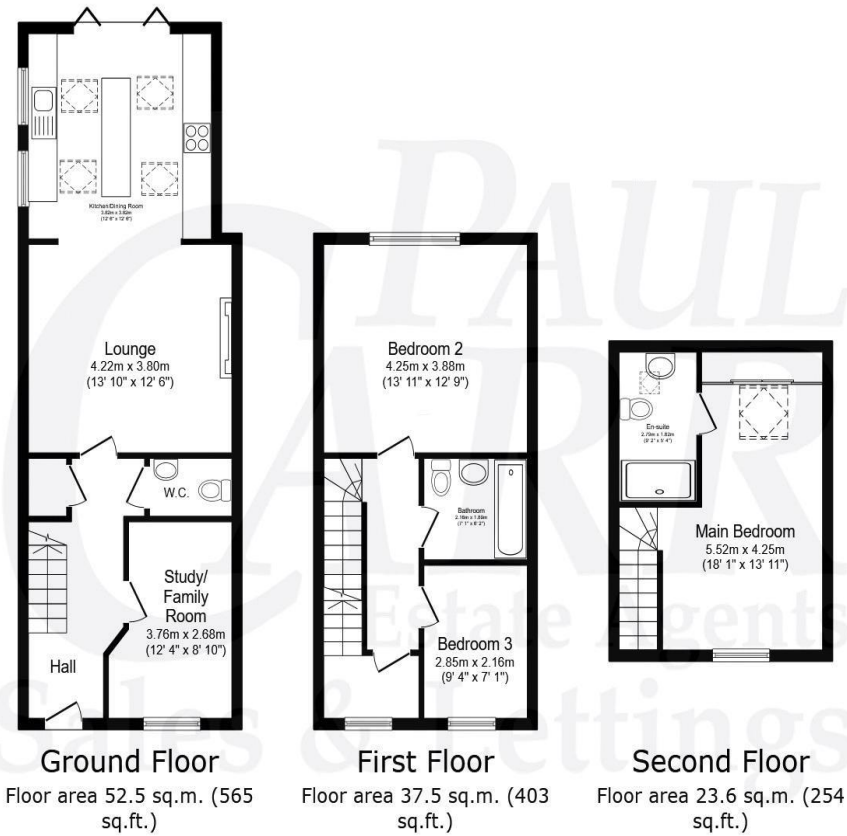
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 7th August 2025

### Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage  
Council tax band: D  
Tenure: Freehold

# Floor Plan

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



Total floor area: 113.5 sq.m. (1,222 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

