



Mere Croft, Norton Canes,
Cannock, WS11 9XT

Offers in the Region Of £400,000

Paul Carr Estate Agents are delighted to present this beautifully maintained detached bungalow, occupying an enviable position on Mere Croft, one of Norton Canes' most desirable cul-de-sacs.

The accommodation briefly comprises an inviting entrance hall, a spacious 16ft lounge enhanced by attractive decorative mouldings, a generously proportioned kitchen-diner featuring an abundance of cabinetry and ample space for dining, a separate utility room with an adjoining guest cloakroom.

Completing the living accommodation is a rear conservatory with a vaulted ceiling and french doors opening onto the stunning garden.

The bungalow also offers two generous bay-fronted double bedrooms, both features from fitted or built-in wardrobes, whilst the principal bedroom benefits from the added convenience of an en-suite WC and wash hand basin. Both bedrooms are served by a substantial bathroom measuring nearly 10ft which is currently configured as a wet room.

Externally, the property enjoys excellent kerb appeal with a spacious block-paved driveway, decorative planted beds, and a covered side-access carport. To the rear, the beautifully landscaped garden has been thoughtfully designed with a manicured lawn, mature planted borders, and a stunning resin seating area ideal for relaxing or entertaining.

Offering well-proportioned accommodation throughout and occupying a prime position within a highly sought-after residential location, this exceptional bungalow presents a rare opportunity for those seeking single-storey living without compromise. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Paul Carr's Summary: A rare opportunity to acquire a beautifully presented detached bungalow in one of Norton Canes' most sought-after residential locations. Offering generous living accommodation, stunning gardens and excellent parking facilities, this superb home is perfectly suited to downsizers, retirees or buyers seeking high-quality single-storey living in a premium setting.

Tenure: We can confirm the property is Freehold.

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

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



Entrance Porch

Entrance Hall

Lounge

16' 0" x 11' 11" (4.88m x 3.63m)

Kitchen

10' 0" x 16' 2" (3.05m x 4.92m)

Conservatory

12' 6" x 12' 10" (3.82m x 3.90m)

Utility Room

7' 0" x 4' 10" (2.13m x 1.47m)

Guest Cloakroom / WC

1' 7" x 4' 10" (.47m x 1.47m)

Bedroom One

14' 0" x 11' 11" (4.27m x 3.62m)

Bedroom Two

14' 8" x 11' 11" (4.47m x 3.63m)

Wet Room

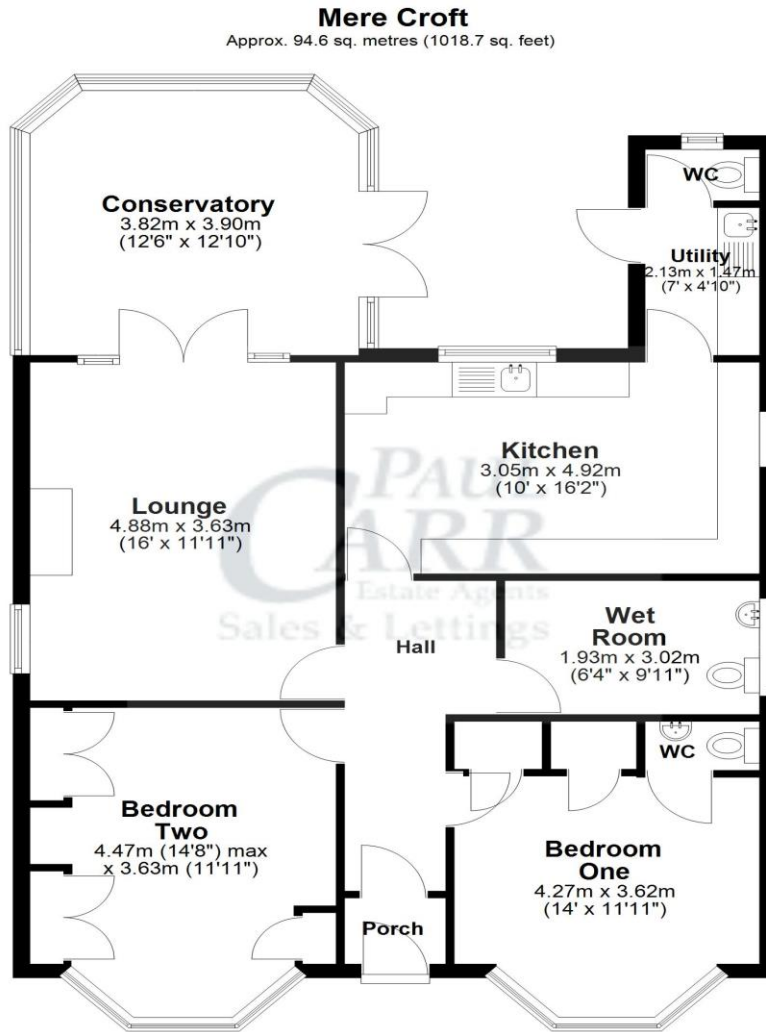
6' 4" x 9' 11" (1.93m x 3.02m)





Floor Plan

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

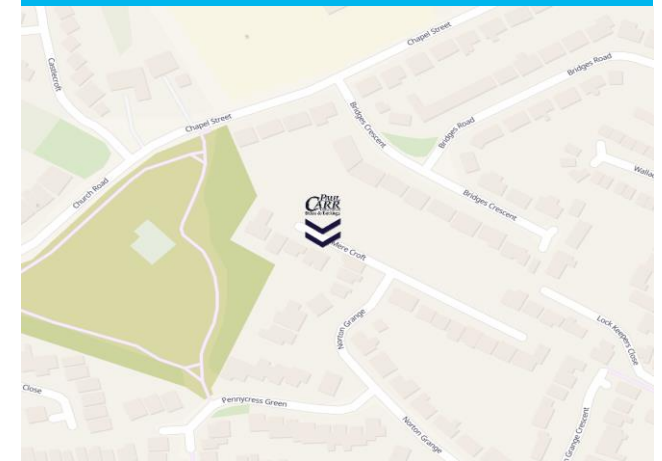


Total area: approx. 94.6 sq. metres (1018.7 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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: 9th June 2026

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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