



Webbs

Helping people move since 1994

Mere Croft | Cannock | WS11 9XT

Offers In Excess Of £425,000

 **Webbs**
estate agents

Summary

An individually designed, well proportioned and improved 4 bedroom detached house, ideally positioned on a quiet private road in the village of Norton Canes. This property is deceptively spacious and upgraded to a high standard, viewing is essential to appreciate. In brief the accommodation comprises of: Through hallway, dining room, lounge, conservatory, study, guest cloakroom, refitted modern kitchen with built in appliances, utility room, master bedroom with re fitted modern ensuite shower room, three further DOUBLE BEDROOMS, refitted family bathroom, garden to rear, Driveway to fore.

*****VIEWING HIGHLY RECOMMENDED TO APPRECIATE SIZE AND LOCATION*****

Key Features

- An individually built 4 bedroom detached house
- Dining room
- Guest cloakroom and office (converted from garage)
- Master bedroom with ensuite
- Driveway and rear garden
- Lounge
- Conservatory
- Kitchen and Utility
- Family bathroom
- Viewing recommended

Rooms and Dimensions

Lounge

17'1" x 10'7" (5.21m" x 3.23m")

Dining room

14'9" x 10'11" (4.50m" x 3.33m")

Study (formally garage space)

8'10" x 7'9" (2.69m" x 2.36m")

Guest cloakroom

Refitted kitchen

15'2" x 10'9" (4.62m" x 3.28m")

Conservatory

12'6" x 11'2" (3.81m" x 3.40m")

Utility room

9'2" x 5' (2.79m" x 1.52m)

Master bedroom

12'10" x 12' (3.91m" x 3.66m)

Bedroom two

13'6" x 8'11" (4.11m" x 2.72m")

Bedroom three

13' x 9' (3.96m x 2.74m)

Bedroom four

10'9" x 9'9" (3.28m" x 2.97m")

Family bathroom

Driveway

Rear garden

Garage (storage only)

Identification Checks (R)

Disclosure





Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



Webbs
Helping people move since 1994



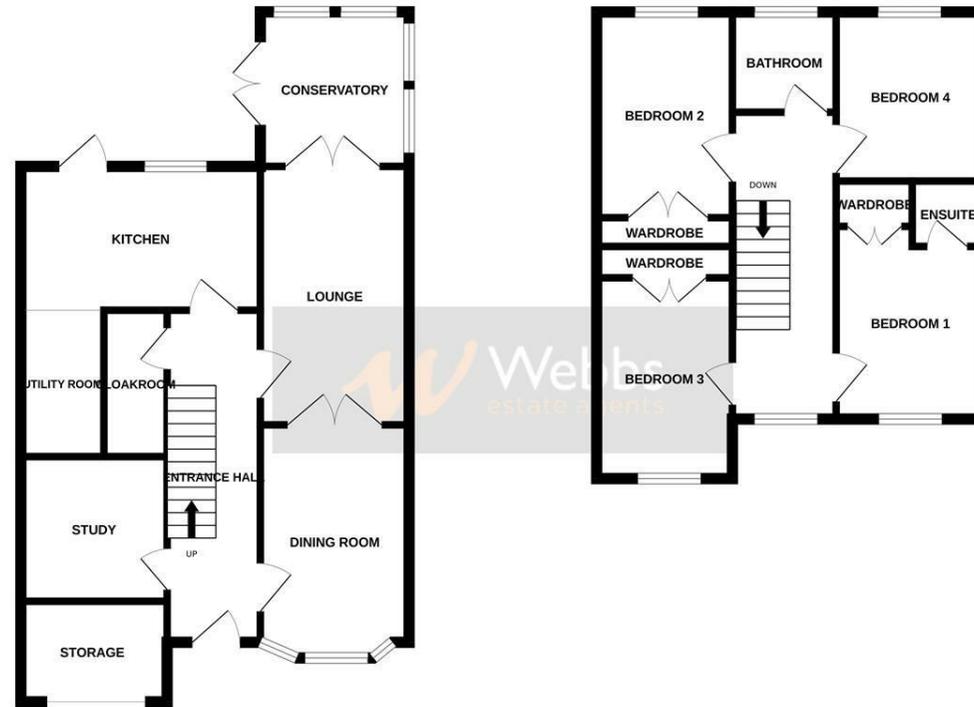
Webbs
Helping people move since 1994



Webbs
Helping people move since 1994

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Buyer Average Efficiency - lower energy costs</p> <p>100-120 kWh/m²/year A</p> <p>120-135 kWh/m²/year B</p> <p>135-150 kWh/m²/year C</p> <p>150-165 kWh/m²/year D</p> <p>165-180 kWh/m²/year E</p> <p>180-200 kWh/m²/year F</p> <p>200+ kWh/m²/year G</p>		<p>Buyer environmental impact - lower CO₂ emissions</p> <p>100-120 g/m²/year A</p> <p>120-135 g/m²/year B</p> <p>135-150 g/m²/year C</p> <p>150-165 g/m²/year D</p> <p>165-180 g/m²/year E</p> <p>180-200 g/m²/year F</p> <p>200+ g/m²/year G</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC