



PAUL
CARR

Newbury Road, Norton Canes,
Cannock, WS11 9FB

£340,000

Paul Carr Estate Agents are delighted to present this superb three-bedroom detached family home, ideally positioned on the highly desirable Newbury Road in Norton Canes, enjoying an open outlook over a nature area to the front.

The ground floor accommodation briefly comprises a welcoming entrance hall, three spacious and versatile reception rooms, a recently fitted contemporary kitchen boasting an abundance of cabinetry and a host of modern integrated appliances, along with a convenient downstairs WC.

To the first floor are three generous double bedrooms, two of which benefit from contemporary en-suites, in addition to a well-appointed and modern family bathroom, all finished to high standards.

Externally, the property is approached via a block-paved driveway providing parking for multiple vehicles. The private rear garden is predominantly laid to lawn and features a slabbed seating area, along with an insulated summerhouse ideal for use as a home office or gym. Further benefits include side gated access with a canopy and internal access from the side of the house into a useful store room.

This impressive detached home presents a fantastic opportunity to acquire spacious and beautifully maintained accommodation in a sought-after residential location. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

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



PAUL
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Sales & Lettings

Entrance Hall

Lounge

16' 5" x 12' 0" (5.01m x 3.67m)

Dining Room

10' 1" x 8' 6" (3.08m x 2.59m)

Kitchen-Diner

11' 8" x 15' 0" (3.56m x 4.58m)

Office

10' 6" x 7' 6" (3.20m x 2.29m)

Store Room

4' 4" x 7' 6" (1.32m x 2.29m)

First Floor Landing

Bedroom One

12' 10" x 12' 0" (3.91m x 3.67m)

Master En-Suite

6' 7" x 6' 3" (2.00m x 1.91m)

Bedroom Two

14' 11" x 7' 6" (4.54m x 2.28m)

En-Suite

5' 11" x 7' 6" (1.80m x 2.28m)

Bedroom Three

10' 11" x 8' 11" (3.32m x 2.73m)

Family Bathroom

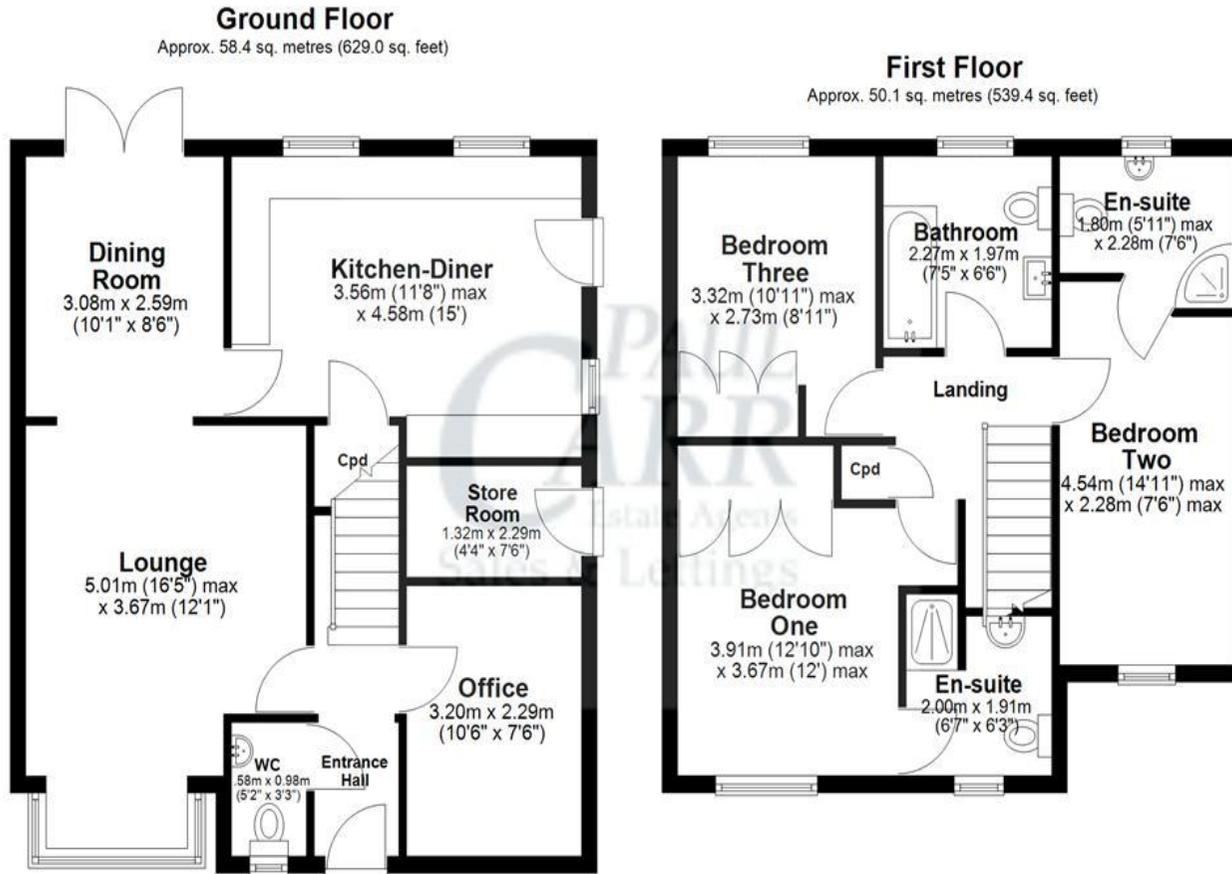
7' 5" x 6' 6" (2.27m x 1.97m)





Floor Plan

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

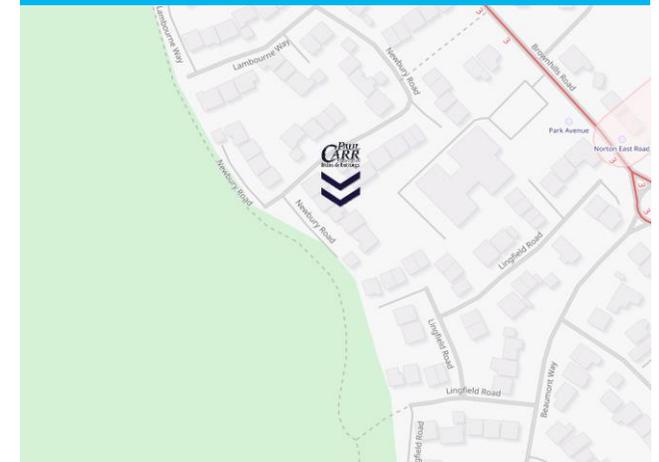


Total area: approx. 108.5 sq. metres (1168.3 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	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: 17th February 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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