



Silver Birch Road, Norton Canes  
Cannock, WS11 9QH

**£190,000**



# Norton Canes

£190,000



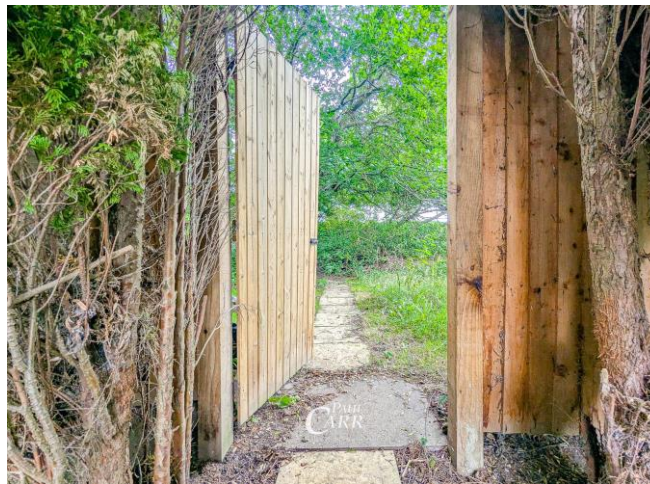
Paul Carr Estate Agents are pleased to offer for sale this well-presented two-bedroom semi-detached residence, ideally situated in the popular area of Norton Canes, and available with no onward chain.

An excellent opportunity for first-time buyers, the property briefly comprises a welcoming entrance hall with useful understairs storage, a spacious 19ft+ lounge-diner, and a rear-facing fitted kitchen.

To the first floor, the accommodation offers two generously proportioned double bedrooms and a family bathroom.

Externally, the property enjoys a striking granite-effect block-paved driveway to the front, providing ample off-road parking. The rear garden features a sizeable lawn, a paved seating area, a versatile brick-built outbuilding, and gated access directly onto the scenic Chasewater Nature Reserve, perfect for those who like the outdoors.

Early internal viewing is highly recommended to fully appreciate the quality and location of this desirable home.







## Property Specification

Ideal First Time Buyer Home  
Two Double Bedrooms  
19ft+ Lounge-Diner  
Rear-Facing Kitchen  
Granite-Effect Blockpaved Driveway For Multiple Vehicles

### Entrance Hall

### Lounge-Diner

19' 9" x 11' 4" (6.02m x 3.45m)

### Kitchen

10' 5" x 7' 6" (3.18m x 2.29m)

### First Floor Landing

### Bedroom One

9' 0" x 15' 0" (2.74m x 4.57m)

### Bedroom Two

10' 5" x 11' 4" (3.18m x 3.45m)

### Family Bathroom

5' 8" x 5' 10" (1.72m x 1.78m)

### 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:

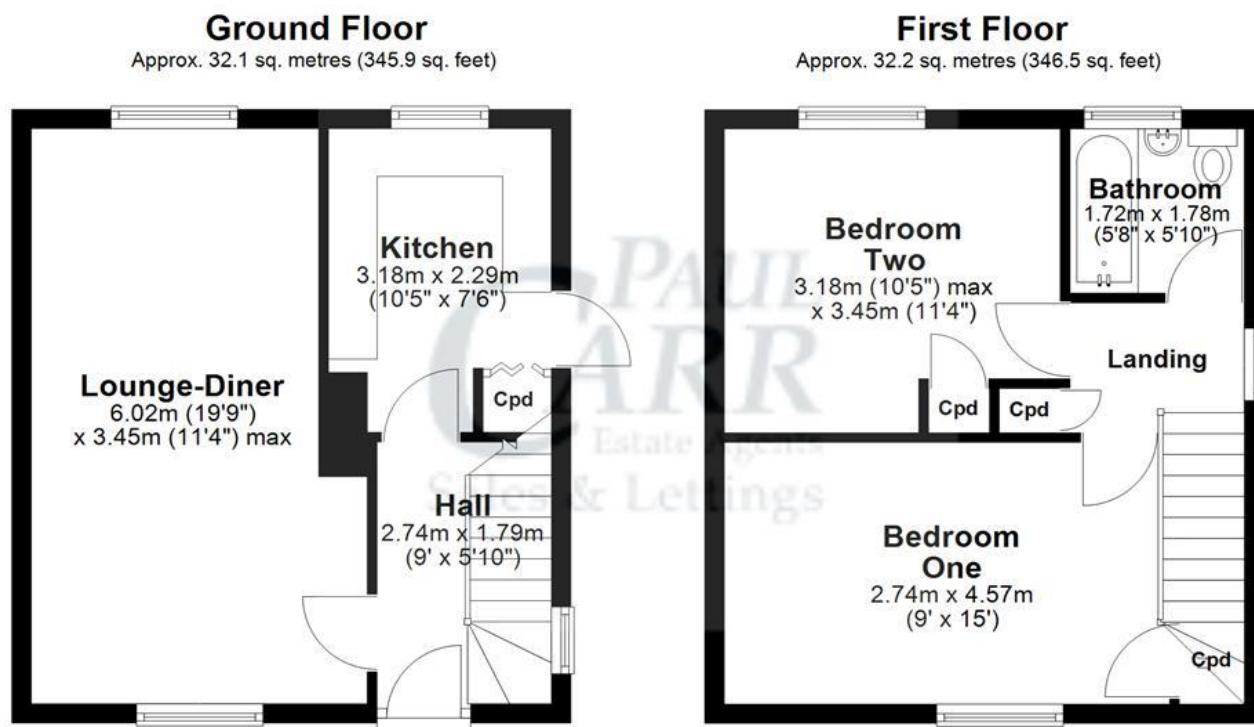
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

### Viewer's Note:

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

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

