PAUL CARR Estate Agents Sales & Lettings

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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 two-bedroom detached bungalow, occupying an attractive position within the sought-after Mere Croft cul-de-sac in Norton Canes.

With generous accommodation, elegant decorative details and lovingly landscaped gardens, this appealing home offers comfortable single-storey living in a desirable residential setting. The property makes a welcoming first impression, with its double bay frontage, established planting and substantial block-paved driveway.

An entrance porch opens into the central hallway, which connects the bedrooms at the front with the living accommodation to the rear. Measuring approximately 16ft in length, the lounge provides a well-proportioned space for relaxing and entertaining. Decorative ceiling mouldings, wall detailing and an ornate fireplace lend the room a traditional elegance, while double doors open into the conservatory. Enjoying views across the garden, the conservatory is a delightful extension of the living space. Its vaulted roof enhances the sense of height and light, with room for both seating and a small dining table. French doors open onto the garden, creating an inviting connection between the indoor and outdoor spaces.

The spacious kitchen-diner combines extensive storage with ample room for everyday dining. Cream-toned cabinetry, glazed display cupboards, complementary work surfaces and tiled splashbacks create a traditional finish, while windows to the rear and side bring in natural light.

A separate utility room provides useful additional workspace and access outside, with an adjoining guest WC.

Both double bedrooms are positioned to the front, where bay windows add character and natural light. Fitted or built-in wardrobes provide practical storage, and the principal bedroom also benefits from its own en-suite cloakroom with WC and wash hand basin. A generous wet room serves the accommodation, featuring a shower area, wash basin and WC, complemented by tiled walls.

The rear garden is a particular highlight. Neatly maintained lawns are framed by mature shrubs, colourful borders and ornamental planting, with a central island bed adding interest. A sweeping resin pathway and spacious seating area provide attractive places to enjoy the surroundings, dine outside or entertain friends.

To the front, the driveway offers off-road parking, complemented by a covered carport along the side of the bungalow.

Combining generous room sizes with an attractive garden and a pleasing cul-de-sac setting, this charming bungalow deserves an internal viewing to appreciate its character, layout and presentation.



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)







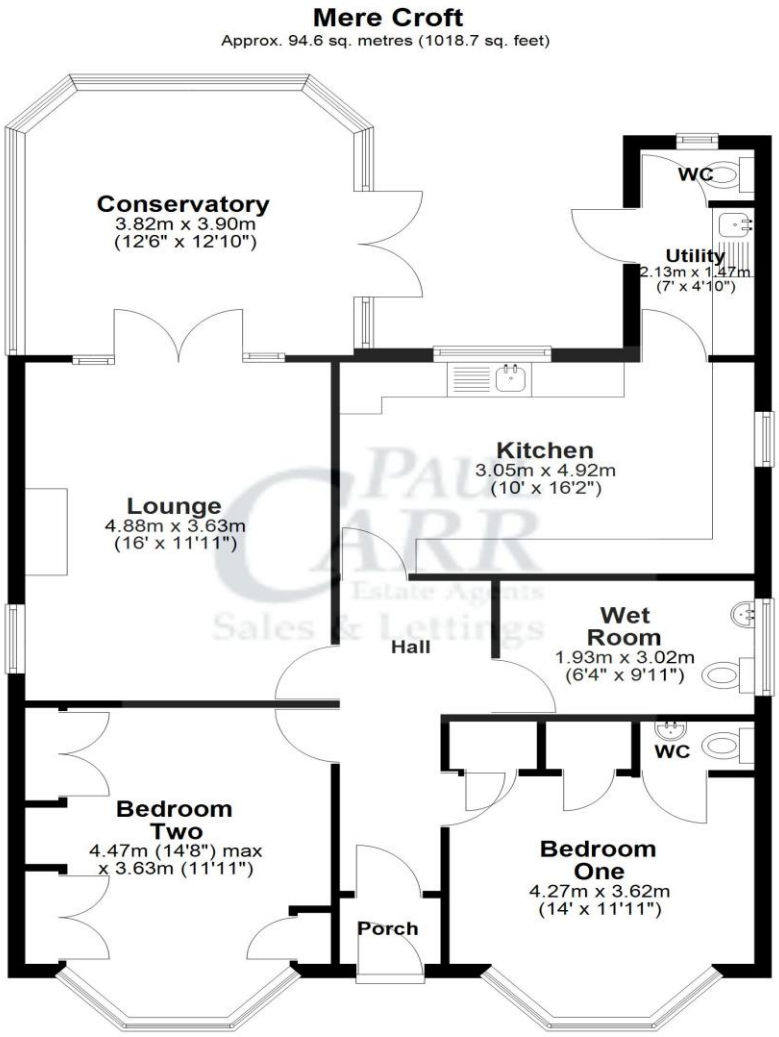



Laundry
Powder



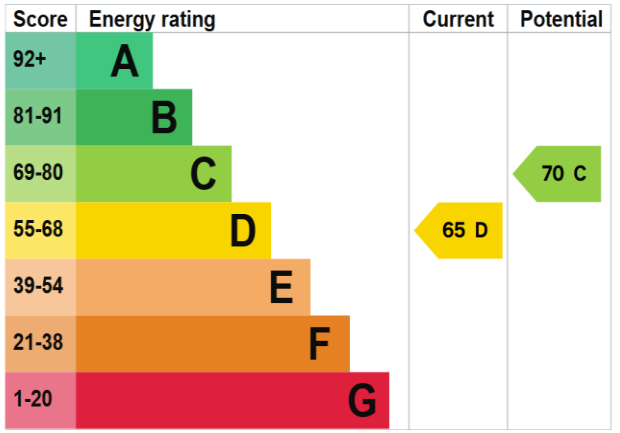
Floor Plan

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

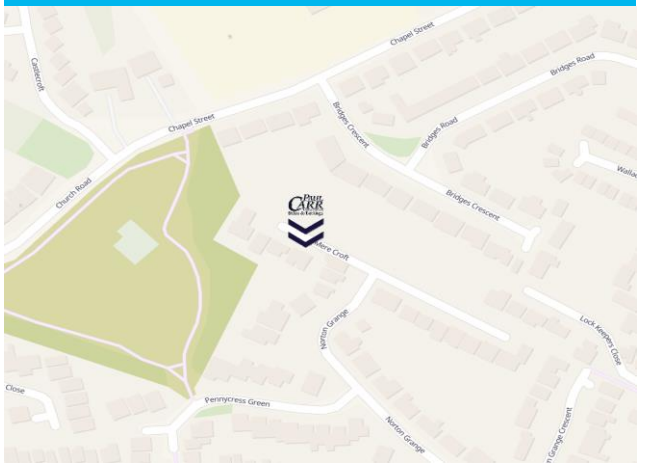


Total area: approx. 94.6 sq. metres (1018.7 sq. feet)

Energy Performance Rating



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: 23rd June 2026

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