



Grange Road, Norton Canes
Cannock, WS11 9RJ

£290,000

Paul Carr Estate Agents are delighted to present this deceptively spacious and beautifully improved three-bedroom semi-detached family home, ideally positioned on the sought-after Grange Road in Norton Canes.

The ground floor accommodation is immediately impressive, beginning with a huge and welcoming entrance hallway that flows into the spacious lounge. To the rear, a stunning modern kitchen-diner is fitted with shaker-style cabinetry, complementary work surfaces and a breakfast bar, with bi-folding doors opening onto the rear garden. A separate utility room adds further practicality, while a convenient downstairs cloakroom completes the ground floor. The entire level is beautifully complemented by LVT herringbone flooring running throughout.

To the first floor are three very well-proportioned bedrooms. The recently fitted family bathroom is finished to a high standard and features both a walk-in shower and a separate P-shaped bath.

Externally, the property continues to impress. To the front, a generous graveled driveway provides ample parking for multiple vehicles, making it ideal for families or visiting guests. Side gated access leads through to the private and low-maintenance rear garden, thoughtfully designed for easy management. Featuring artificial turf, a slabbed seating area and storage shed.

This outstanding home offers generous living space, modern finishes and a prime village location close to local amenities, schools and excellent commuter links. Early viewing is highly recommended to fully appreciate the space and specification on offer.

Tenure: We can confirm the property is Freehold.

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

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



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Entrance Hall

Kitchen-Diner

8' 10" x 19' 4" (2.70m x 5.90m)

Lounge

17' 9" x 10' 11" (5.42m x 3.33m)

Utility

6' 8" x 4' 4" (2.02m x 1.32m)

Downstairs Cloakroom

4' 11" x 3' 10" (1.49m x 1.17m)

First Floor Landing

Bedroom One

12' 5" x 10' 11" (3.78m x 3.33m)

Bedroom Two

10' 5" x 10' 11" (3.17m x 3.33m)

Bedroom Three

11' 9" x 8' 1" (3.58m x 2.47m)

Family Bathroom

8' 0" x 8' 1" (2.44m x 2.47m)





Floor Plan

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

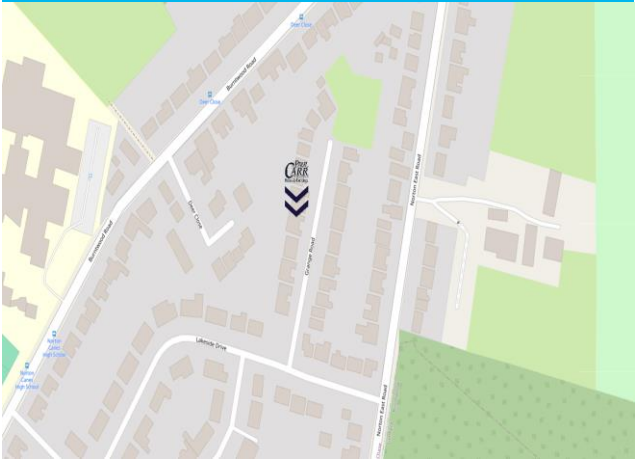


Total area: approx. 104.0 sq. metres (1119.1 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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: 13th 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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