



Willow Road | Norton Canes, Cannock | WS11 9UG

Offers Over £300,000



## Summary

**\*\* MODERN STYLE DETACHED HOME \*\* THREE BEDROOMS \*\* SPACIOUS LOUNGE \*\* MODERN KITCHEN DINER \*\* EXCELLENT SCHOOLS AND TRANSPORT LINKS \*\* EN-SUITE TO MASTER BEDROOM \*\* ENCLOSED REAR GARDEN \*\* IDEAL FOR CHASEWATER PARK \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to offer for sale a modern detached home built in 2016, offering excellent schools and transport links. It is ideal for Norton Canes village, which has shops and amenities, and Chasewater County Park is also only a short distance away.

In brief consisting of an entrance hallway, guest WC, a spacious lounge with French doors opening out onto the rear garden, a large modern kitchen diner with integrated appliances, providing a wonderful family space.

To the first floor there are three bedrooms, a family bathroom and an en-suite shower room to the master bedroom, externally, the property has ample off-road parking via a single garage and driveway, the property has an enclosed rear garden with patio seating area and side gated access to the front of the property.

EARLY VIEWING ADVISED

## Key Features

- DEATCHED HOME
- THREE BEDROOMS
- LOW MAINTENANCE GARDEN
- DRIVEWAY
- ENSUITE & GUEST WC
- SINGLE DEATCHED GARAGE
- VERY WELL PRESENTED
- IDEAL FOR CHASEWATER COUNTRY PARK
- MODERN KITCHEN

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### SPACIOUS LOUNGE

16'8" x 9'10" (5.1 x 3.0)

### MODERN OPEN PLAN KITCHEN DINER

16'8" x 9'10" (5.1 x 3.0)

### LANDING

### BEDROOM ONE

12'5" x 10'2" (3.8 x 3.1)

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

9'10" x 9'2" (3.0 x 2.8)

### BEDROOM THREE

9'10" x 7'2" (3.0 x 2.20)

### FAMILY BATHROOM

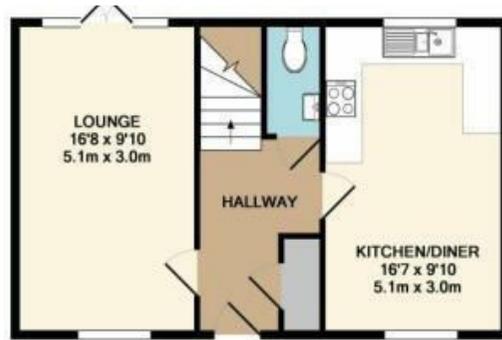
### SINGLE GARAGE AND DRIVEWAY

### ENCLOSED REAR GARDEN

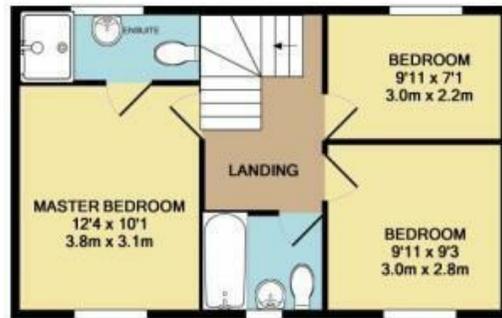
### IDENTIFICATION CHECKS - C







GROUND FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 429 SQ.FT.  
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 870 SQ.FT. (80.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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