



Webbs
Helping people move since 1994

Songthrush Way | Norton Canes, Cannock | WS11 9AH
Offers In The Region Of £254,500



Summary

This beautifully appointed and modern three bedroom semi-detached family home occupies a generous plot within the sought-after Norton Hall development in Norton Canes. The property is superbly presented throughout and offers well-planned accommodation comprising an entrance hallway, a contemporary kitchen-diner with integrated appliances and overlooking the rear garden, a bright and spacious lounge and a convenient downstairs cloakroom to the ground floor.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom. Externally, the property boasts a prime position with a side driveway providing off-road parking for two vehicles and secure gated access to the rear. The south-easterly facing rear garden is larger than average size and features a low maintenance artificial lawn, a wooden decked seating area, and a stylish Indian Sandstone patio, making it perfect for outdoor dining and entertaining.

Ideally located for families and commuters alike, this property benefits from excellent transport links including easy access to the A5, M6 Toll, and wider motorway network. It also falls within the catchment area for several well-regarded schools, including Norton Canes Primary Academy and Chase Terrace Academy, making it an ideal choice for growing families.

Key Features

- WELL PRESENTED HOME
- EN-SUITE TO MASTER
- EXCELLENT TRANSPORT LINKS
- GUEST WC
- IDEAL FOR CHASEWATER COUNTRY PARK
- THREE BEDROOMS
- LANDSCAPED REAR GARDEN
- MODERN KITCHEN DINER
- EXCELLENT SCHOOL CATCHMENTS
- VIEWING ADVISED TO APPRECIATE THE PROPERTY ON OFFER

Rooms and Dimensions

ENTRANCE HALLWAY

GUEST WC

SPACIOUS LOUNGE

14'3" x 12'1" (4.35 x 3.69)

MODERN KITCHEN DINER

15'4" x 8'9" (4.68 x 2.69)

LANDING

BEDROOM ONE

12'1" x 9'9" (3.69 x 2.99)

EN-SUITE SHOWER ROOM

6'3" x 5'6" (1.91 x 1.70)

BEDROOM TWO

9'2" x 7'7" (2.81 x 2.32)

BEDROOM THREE

7'7" x 5'10" (2.32 x 1.78)

FAMILY BATHTROOM

5'6" x 5'4" (1.70 x 1.63)

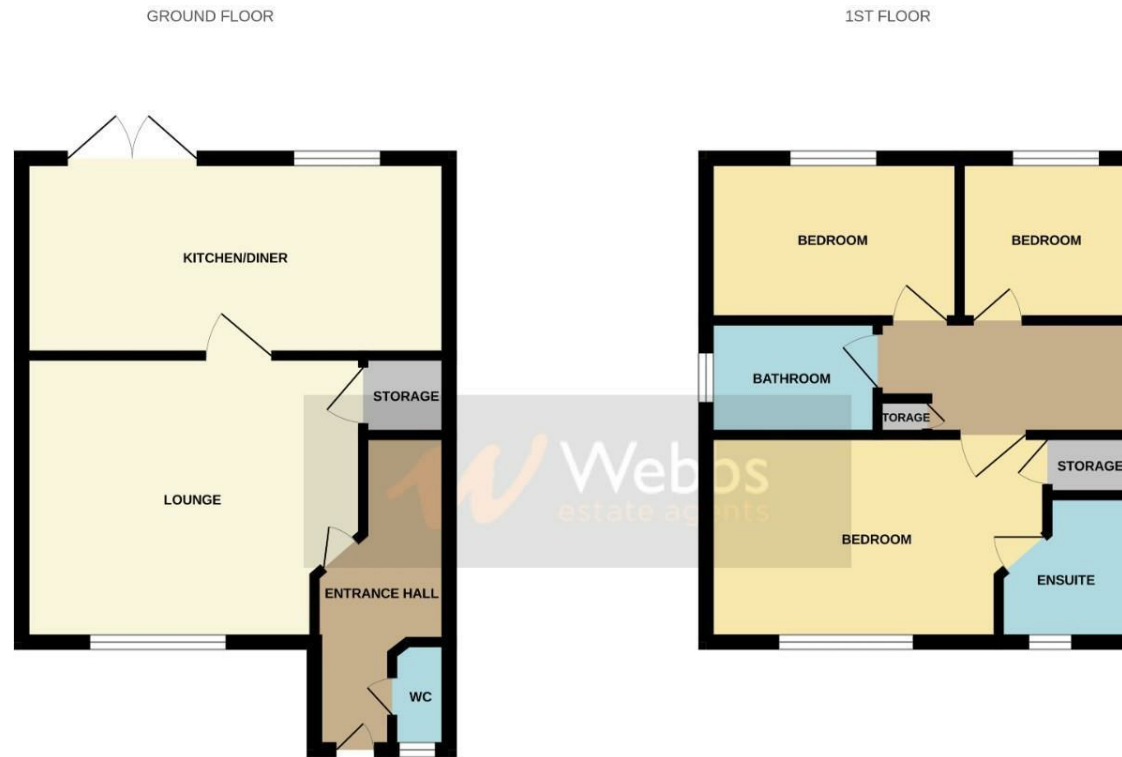
LANDSCAPED ENCLOSED REAR GARDEN

FRONTAGE AND DRIVEWAY

IDENTIFICATION CHECKS - C

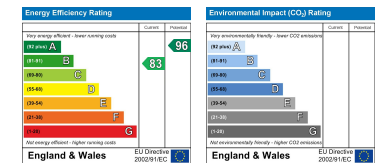






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

Webbs
estate agents