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**Songthrush Way | Cannock | WS11 9AH**

**Offers Invited £325,000**



## Summary

WEBBS ESTATE AGENTS welcome to market a three bed family home in Norton Hall Meadow. Songthrus Way presents a splendid opportunity to acquire a modern detached home that is both stylish and practical. This property boasts three generous bedrooms, making it ideal for families or those seeking extra space. The master bedroom features an en-suite shower room, providing a private retreat for relaxation.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge. This inviting area is enhanced by French doors that open onto a beautifully landscaped garden, perfect for outdoor entertaining or simply enjoying a quiet moment in nature. The well-equipped kitchen diner is a highlight of the home, offering ample space for family meals and gatherings, and conveniently connects to a utility room for added functionality. A guest WC is also located on the ground floor, ensuring convenience for visitors.

The first floor comprises two additional well-proportioned bedrooms and a family bathroom, catering to all your living needs. Externally, the property features a charming walled garden that is both secure and private, ideal for children or pets to play. Parking is a breeze with a single garage and a driveway, providing ample space for vehicles.

This home is situated in a location that benefits from excellent schools and transport links, making it a perfect choice for families and commuters alike. With local shops and amenities just a stone's throw away, everything you need is within easy reach. Early viewing is strongly advised to fully appreciate the quality and appeal of this delightful property.

## Key Features

- MODERN DETACHED HOME
- EN-SUITE TO MASTER BEDROOM
- GARAGE AND DRIVEWAY
- UTILITY AND GUEST WC
- ONLY SIX YEARS OLD
- THREE GENEROUS BEDROOMS
- LANDSCAPED GARDEN
- MODERN KITCHEN DINER
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- VIEWING STRONGLY ADVISED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### SPACIOUS LOUNGE

18'5" x 10'2" (5.61m x 3.10m)

### KITCHEN AREA

10'4" x 9'5" (3.15 x 2.89)

### DINING AREA

9'10" x 8'2" (3.01 x 2.49)

### UTILITY ROOM

### GUEST WC

### LANDING

### BEDROOM ONE

12'1" x 10'4" (3.69 x 3.17)

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

13'1" x 9'6" (4.01 x 2.91)

### BEDROOM THREE

9'7" x 8'7" (2.94 x 2.64)

### FAMILY BATHROOM

### ENCLOSED LANDSCAPED GARDEN

### SINGLE GARAGE AND DRIVEWAY

### IDENTIFICATION CHECKS - C





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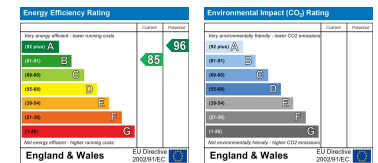
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