



DRAFT

68 Willow Road, Norton Canes, Cannock, Staffordshire,
WS11 9UG

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**68 Willow Road, Norton Canes,
Cannock, Staffordshire, WS11 9UG**

£325,000 OFFERS OVER

Bill Tandy and Company, Burntwood, are delighted in offering for sale this superb sized detached family home located on the cul de sac of Willow Road and on a sought after development. Being close to Chasewater with countryside walks, and Norton Canes, the location is ideal for commuting with nearby access to both A5 and A38 and trunk roads, with nearby towns including Burntwood, Cannock and the cathedral city of Lichfield. The property itself, which needs to be fully appreciated, comprises reception hall with guests cloakroom, lounge, open plan family dining kitchen with utility room, four first floor bedrooms, one of having an en suite shower room, and family bathroom. Outside the main garden is found to the right hand side of the property, and there is ample parking and a garage



RECEPTION HALL

approached via an obscure double glazed entrance door and having radiator, stairs to first floor with under stairs storage cupboard and brick effect tiled floor.

GUESTS CLOAKROOM

having tiled floor, radiator and suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

THROUGH LOUNGE

5.89m x 3.30m (19' 4" x 10' 10") having two radiators, double glazed window to front and double glazed windows and French doors open to the side garden.

OPEN PLAN FAMILY DINING KITCHEN

5.86m x 3.47m (19' 3" x 11' 5") having double glazed windows to front and side, brick effect tiled flooring, radiator, modern base cupboards with round edge work tops above, matching upstand splashback, wall mounted storage cupboards, inset AEG oven and grill with four ring gas hob and stainless steel splashback surround with extractor fan above, inset one and a half bowl stainless steel sink unit with drainer, plinth heater and integrated appliances include fridge, freezer and dishwasher. Door to:

UTILITY ROOM

1.89m x 1.32m (6' 2" x 4' 4") having brick effect tiled flooring flowing through from the kitchen, radiator, round edge work top with base cupboard below and integrated washer/dryer.

FIRST FLOOR LANDING

having loft access, radiator, airing cupboard housing tank with slatted shelving above and doors open to:

BEDROOM ONE

3.40m x 3.27m (11' 2" x 10' 9") having double glazed window to side, radiator and door to:



ENSUITE SHOWER ROOM

1.90m x 1.32m (6' 3" x 4' 4") having modern suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over and tiled surround, radiator and LVT flooring.

BEDROOM TWO

3.51m x 2.88m (11' 6" x 9' 5") having double glazed window to side and radiator.

BEDROOM THREE

2.93m max into recess x 2.84m (9' 7" max into recess x 9' 4") having double glazed windows to front and side and radiator.

BEDROOM FOUR

2.99m max into recess x 2.42m (9' 10" max into recess x 7' 11") having double glazed window to front and radiator.



BATHROOM

1.90m x 1.76m (6' 3" x 5' 9") having an obscure double glazed window to front, radiator, LVT flooring and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower screen, shower appliance over and tiled surround.

OUTSIDE

Set to the front of the property is a tarmac tandem driveway providing parking leading to the garage, there is a paved pathway leading to the front door and gate to side. The main garden area is located to the right hand side of the property having paved patio area with shaped lawn set beyond, cold water tap and picket gate leading to a further lower level garden to the rear ideal as a children's play area or storage for shed with fenced and walled surround.

GARAGE

5.37m x 2.50m max (17' 7" x 8' 2" max) approached via an up and over entrance door and useful eaves storage.

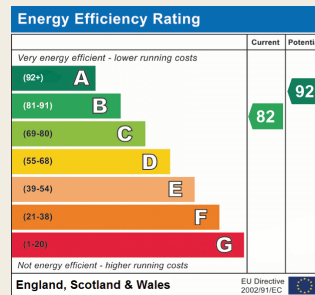
COUNCIL TAX

Band E.



FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - TBC. T.V and Broadband – TBC. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



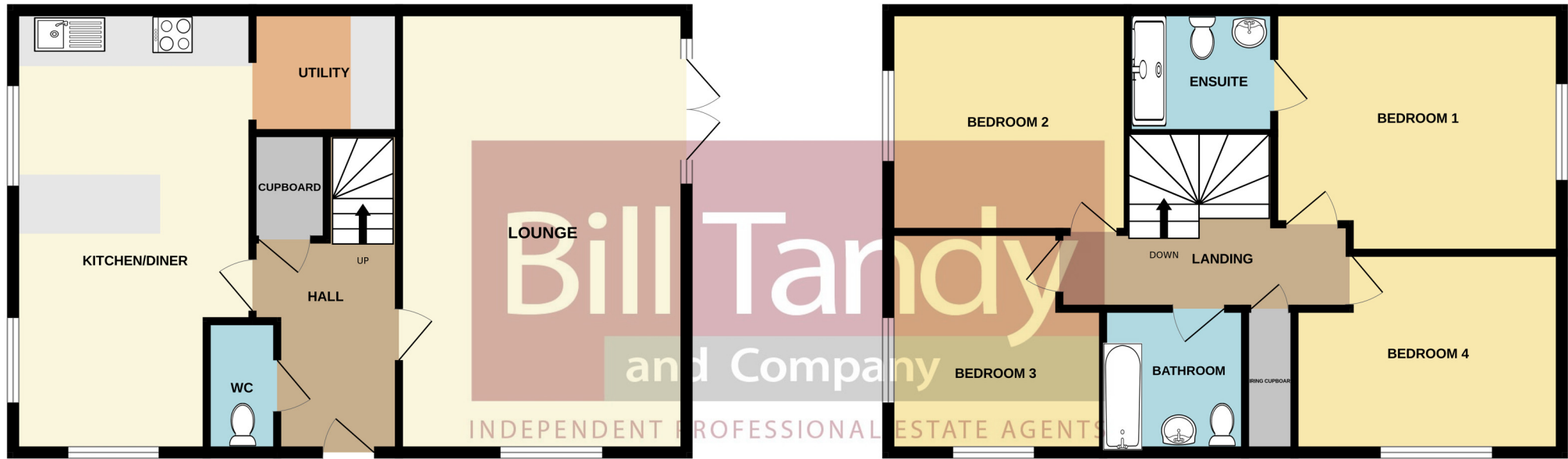
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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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.
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