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11 Fulmar Drive, Norton Canes, Cannock, Staffordshire,
WS11 9AY

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

11 Fulmar Drive, Norton Canes, Cannock, Staffordshire, WS11 9AY

£295,000

This very comfortable and stylish detached family home was recently built and offers the benefit of the residue of the NHBC warranty. The property has a good accommodation layout and is ideally located with quick access to the superb road network, making this a perfect home for those making the daily commute. The property occupies a corner plot and has the advantage of a generous garden with a walled perimeter, and a two car driveway to the rear which leads to the garage. The modern development is perfectly positioned to take advantage of the local facilities in Norton Canes, Cannock, Lichfield and Brownhills where a broad range of shopping and leisure facilities are available. To fully appreciate this stylish family home an early viewing would be strongly encouraged.



CANOPY PORCH

having external wall lantern and obscure double glazed composite entrance door opening to:

SPACIOUS RECEPTION HALL

having stairs leading off with useful cupboard space beneath, double radiator, UPVC double glazed window to side and heating control and thermostat.

FITTED GUESTS CLOAKROOM

having a close coupled W.C., corner pedestal wash hand basin, ceramic wall tiling, radiator, extractor fan and low energy downlighter.

LOUNGE

3.92m max x 3.72m max (12' 10" max x 12' 2" max) an attractive room having UPVC double glazed window to front, radiator and T.V. and media points.

FAMILY DINING KITCHEN

5.49m x 2.82m (18' 0" x 9' 3") the Kitchen Area having ample work surface space with base storage cupboards and drawers, one and a half bowl stainless steel sink unit with mono bloc mixer tap, integrated fridge and freezer and dishwasher each with matching fascia, built-in electric oven with four ring gas hob and extractor fan, co-ordinated tiled splashbacks, UPVC double glazed window to rear and double radiator. The Dining Area has ample space for a dining table, double glazed double French doors opening out to the rear garden and low energy downlighters.

UTILITY ROOM

having further work surface space with base storage cupboards and drawers, space and plumbing for washing machine and tumble dryer, wall mounted Ideal Logic combination gas central heating boiler and an obscure UPVC double glazed door to garden.



FIRST FLOOR LANDING

a generous size and having loft access hatch and built-in linen store cupboard.

BEDROOM ONE

3.90m max (3.60m min) x 3.27m (12' 10" max 11'10" min x 10' 9") having UPVC double glazed window to front, radiator and heating thermostat control. Door to:

EN SUITE SHOWER ROOM

having corner shower cubicle with Mira thermostatic shower fitment, pedestal wash hand basin, close coupled W.C., ceramic wall tiling, chrome heated towel rail/radiator, obscure UPVC double glazed window to rear, low energy downlighters and extractor fan.

BEDROOM TWO

2.90m x 2.83m (9' 6" x 9' 3") having UPVC double glazed window to rear and radiator.

BEDROOM THREE

2.90m x 2.59m (9' 6" x 8' 6") having UPVC double glazed window to rear and radiator.



BATHROOM

having suite comprising panelled bath with Mira shower fitment and glazed screen, pedestal wash hand basin and close coupled W.C., co-ordinated ceramic wall tiling, chrome heated towel rail/radiator, obscure UPVC double glazed window, low energy downlighters and extractor fan.

OUTSIDE

To the front of the garage is driveway parking for two cars and gated access leading to the rear garden. To the rear of the property is a good sized garden, set principally to lawn, with slabbed patio and side pathway, walled and fenced perimeters, external security light and cold water tap.

GARAGE

5.90m x 2.97m (19' 4" x 9' 9") situated to the rear of the property and having an up and over entrance door and light and power.

COUNCIL TAX

Band C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

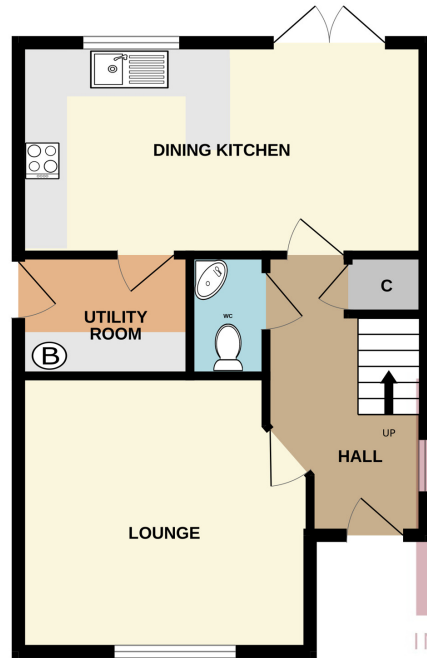


VIEWING

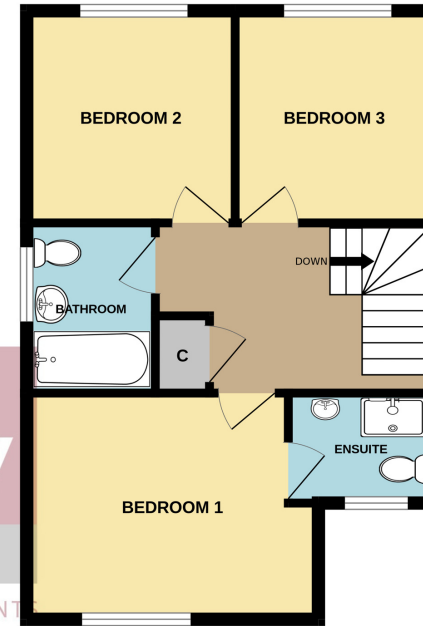
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.

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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