



17 Elm Road, Norton Canes, Cannock, Staffordshire,
WS11 9QW

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**17 Elm Road, Norton Canes,
Cannock, Staffordshire, WS11 9QW**

£210,000

Tucked away on a corner plot in this popular residential road, this superbly renovated property offers a blend of style and convenience being only a short distance away from local convenience shops and access to popular local schools. Having been fully renovated by its current owners this stunning 3 bedroom semi detached home boasts an amazing family friendly ground floor with its magnificent open living kitchen dining area with fitted kitchen including a beautiful feature log burner, the first floor also has well laid out spacious rooms with two good size double bedrooms with a larger than standard third bedroom, along side the modern fitted bathroom and separate w/c. externally the property benefits from a tarmac and block paved drive offering good off road parking and good size rear garden. an early viewing is considered essential to fully appreciate the quality of accommodation on offer.



ENTRANCE HALL

approached via a composite UPVC opaque double glazed entrance door with opaque double glazed side panels to each side and having wood effect flooring, UPVC double glazed window to side, ceiling light point, smoke detector, stairs to first floor with oak balustrade, useful under stairs storage cupboard, radiator and glazed wooden door opening to:

OPEN PLAN LIVING/KITCHEN/DINING AREA

7.80m max (4.20m min) x 5.40m max (3.00m min) (25' 7" max 13' 9" min x 17' 9" max 10' 10" min) having a continuation of the wood effect flooring, Superb fitted kitchen with wooden Shaker style units with rose gold fitments comprising base cupboards with breakfast bar area with recess for stools, brushed stone effect roll top work surface, matching wall mounted cupboards, modern textured tiled splashbacks, inset four burner induction hob and integrated oven, one and a half bowl sink and drainer with mono mixer tap, integrated washing machine, space and plumbing for American style fridge/freezer, concealed combination boiler, UPVC double glazed window overlooking the garden, large UPVC double glazed double French doors with built-in shutter blinds leading out to the rear patio, chimney breast housing log burner with wooden mantel, raised tiled hearth and inset log store, radiator and opening through to the:

SNUG AREA having fitments for wall mounted T.V., UPVC double glazed window to front, ceiling light point and wood effect flooring.

FIRST FLOOR LANDING

having ceiling light point, smoke detector, two UPVC double glazed windows to side, loft access hatch and doors leading off to further accommodation.



BEDROOM ONE

3.50m min x 3.30m min (11' 6" min x 10' 10" min) having wood effect floor, ceiling light point, UPVC double glazed window to front, radiator and recess ideal for desk.

BEDROOM TWO

3.50m min x 2.60m min (11' 6" min x 8' 6" min) having ceiling light point, radiator, wood effect flooring, UPVC double glazed window to rear and recess ideal for dressing area.

BEDROOM THREE

2.70m x 2.30m (8' 10" x 7' 7") having ceiling light point, radiator, wood effect flooring and UPVC double glazed window to rear.

FAMILY BATHROOM

having modern suite comprising 'P' shaped bath with mains plumbed shower unit with dual head with rainfall effect over, square wash hand basin with storage beneath and work surface to side, aqua boarding splashbacks, stone effect flooring, UPVC opaque double glazed window to front, recessed LED downlights and extractor fan.



SEPARATE W.C.

having stone effect flooring, half height aqua boarding, low level W.C., radiator and UPVC opaque double glazed window to side.

OUTSIDE

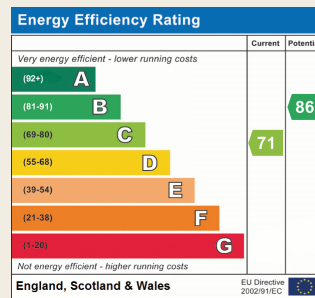
The property benefits from a corner plot position having a tarmac and block paved frontage providing parking for two cars leading to the front door and side access. There is half height fencing and bin storage area. A paved path leads to the rear of the property having large hard standing for shed, outbuildings used as a laundry, paved sandstone effect patio with pergola, timber wood store and slate chip spaces.

COUNCIL TAX

Band A.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. 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.

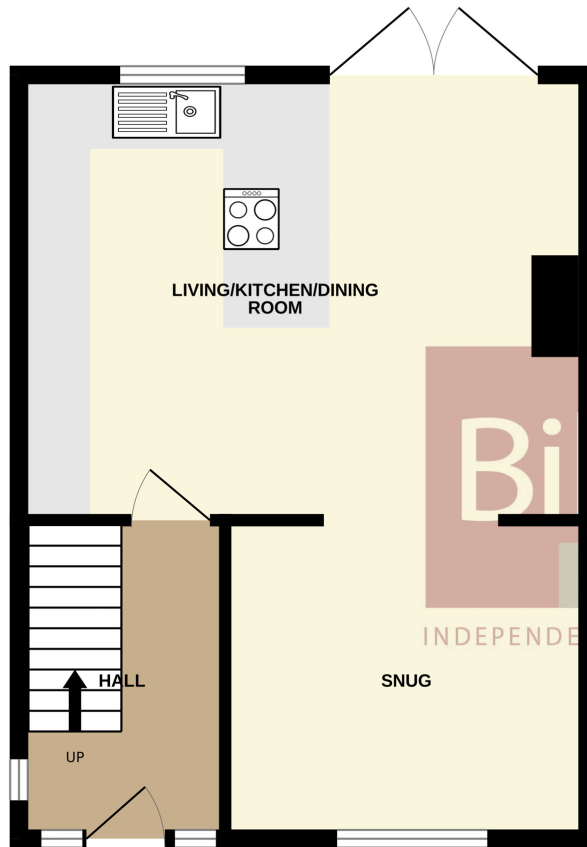


VIEWING

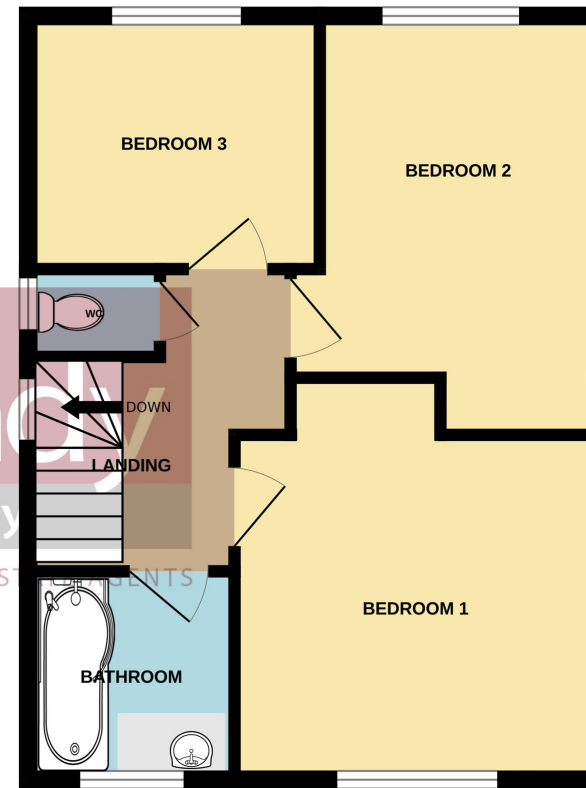
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



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TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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