

204 Burntwood Road, Norton Canes, Cannock,  
Staffordshire, WS11 9UR

Bill Tandy

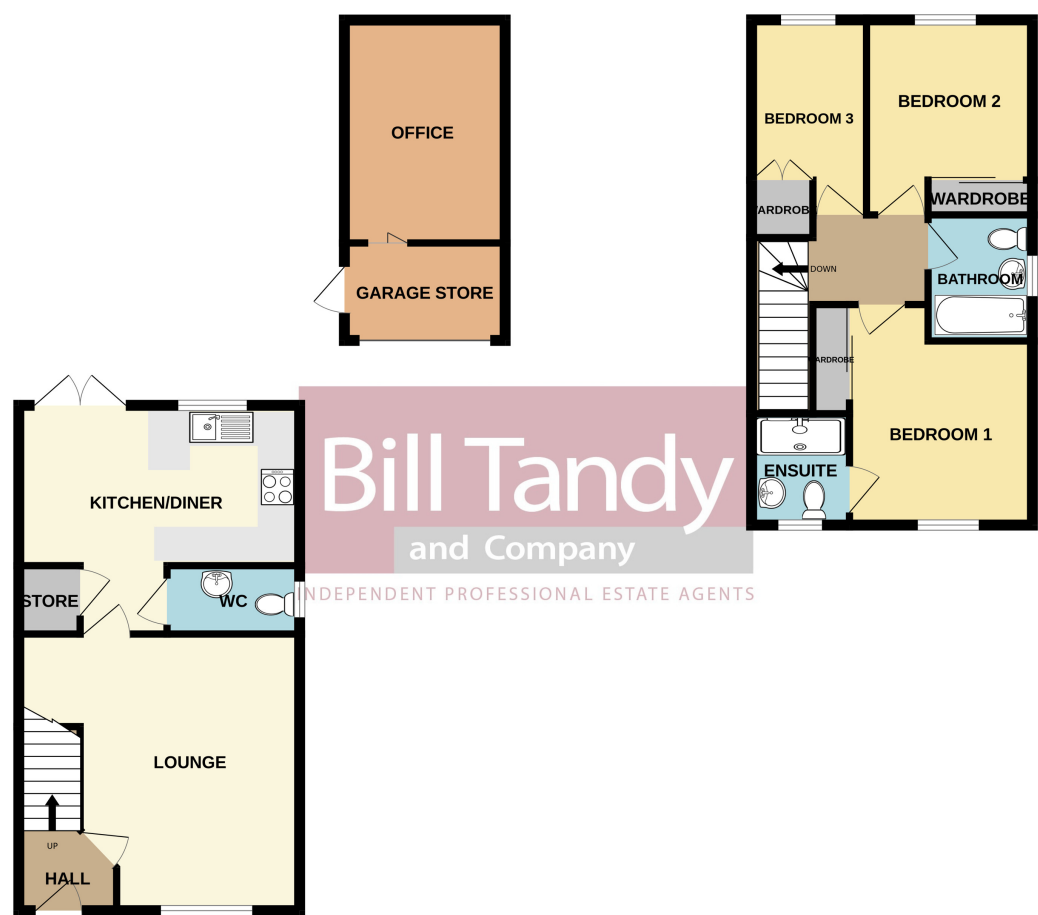
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



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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204 Burntwood Road, Norton Canes, Cannock, Staffordshire, WS11 9UR

£305,000 Freehold

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this recently built three bedroom semi-detached family home. Being only constructed circa 8 years ago, still within its warrantee period and finished to a hi-specification throughout this impeccably presented property offers a wealth of well thought out accommodation. The property is conveniently positioned along the Burntwood Road benefiting from off road parking for several vehicles as well as a detached single garage (currently used as an office) and low maintenance rear garden and boasts easy access onto the nearby Chasewater Country Park boasting a 90 hectare reservoir, plenty of green open space and a steam railway. The accommodation in brief comprises entrance hall, lounge, breakfast kitchen, guests W.C., three good sized bedrooms all including built in wardrobes with the master having an en suite shower room along side a family bathroom. Offering a detached single garage which is temporarily fitted as an office along with parking for at least three vehicles. An early viewing is considered essential to fully appreciate the accommodation on offer.



**CANOPY STORM PORCH**  
having a paved patio area before the opaque double glazed composite UPVC front entrance door opening into:

**ENTRANCE HALL**  
having modern wood effect flooring, stairs to first floor, ceiling light point, smoke detector, radiator and door to:

**LIVING ROOM**  
4.50m x 3.70m (14' 9" x 12' 2") having a continuation of the modern wood effect flooring, focal point electric wall mounted feature fire with illuminated fire effect with logs inset, UPVC double glazed window to front, radiator, decorative ceiling light point, smoke detector and useful alcove under the stairs for storage. Door to:

**INNER HALL**  
having ceiling light point, heat detector, storage cupboard and access to:

**GUESTS W.C.**  
having ceramic tiled floor, half height brick tiled wall, white suite comprising pedestal wash hand basin and low level W.C., recessed LED downlights, extractor fan, radiator and UPVC opaque double glazed window to side.

**BREAKFAST KITCHEN**  
4.60m x 2.60m (15' 1" x 8' 6") approached via an opening from the inner hall and having contemporary wood effect base and wall mounted units, pre-formed roll top work surface with brick tiled splashbacks, wall mounted cupboard housing the combination boiler, breakfast bar extension with recess for breakfast bar stools, inset sink and drainer, inset gas hob with oven below and overhead extractor, integrated fridge/freezer, space and plumbing for washing machine, recessed LED downlights, decorative ceiling lights, UPVC double glazed window to rear, UPVC double glazed French doors out to the rear patio, bespoke built in corner bench unit with hidden storage beneath the seating, modern vertical radiator and tiled floor.

**FIRST FLOOR LANDING**  
having smoke detector, ceiling light point, radiator and loft access hatch with pulldown ladder leading to a boarded loft with light. Doors lead off to further accommodation.



**BEDROOM ONE**  
3.60m max (3.00m min) x 3.00m (11' 10" max 9'10" min x 9' 10") having ceiling light point, radiator, UPVC double glazed window to front and built-in wardrobes with part-mirrored sliding door. Door to:

**EN SUITE SHOWER ROOM**  
having ceramic tiled floor, contemporary tiled walls, suite comprising pedestal wash hand basing, low level W.C. and double shower with mains plumbed shower fitment having dual heads with rainfall effect, heated towel rail, recessed LED downlights, extractor fan and UPVC opaque double glazed window to front.

**BEDROOM TWO**  
3.20m max into wardrobes x 2.70m (10' 6" max into wardrobes x 8' 10") having ceiling light point, radiator, UPVC double glazed window to rear and built-in wardrobes with part mirrored sliding door.

**BEDROOM THREE**  
3.20m x 1.80m (10' 6" x 5' 11") having ceiling light point, radiator, UPVC double glazed windows to rear and double door built-in wardrobe.



**FAMILY BATHROOM**  
having ceramic tiled floor, modern tiled walls, white suite comprising pedestal wash hand basin, low level W.C. and panelled bath with mains plumbed shower fitment over and glazed splashscreen divider, heated towel rail, LED recessed downlights, extractor fan, wall mounted shaver socket and UPVC opaque double glazed window to side.

**OUTSIDE**  
The property is set back from the road behind a driveway approach which extends round to both the front and side of the property with additional ram post security bollard. The house is screened from the road by hedging and various bushes, there is a white pebble bedding plant border acting as a boundary and there is a side gate into the garden having a lovely paved patio area extending down the centre of the garden to a further paved seating area at the end of the garden. There are artificial lawn areas, lovely railway sleeper raised flower bed centrally placed for decoration and fenced and walled perimeters. There are outside lights and outside taps.

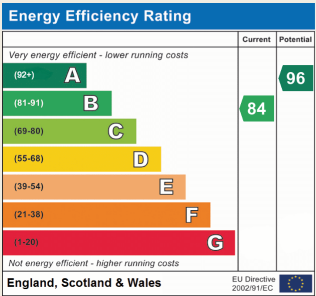
**GARAGE STORE**  
3.20m x 1.60m (10' 6" x 5' 3") approached via an up and over entrance door and having ceiling strip light and stud wall with bi-fold door leading to the office.



**OFFICE**  
4.10m x 2.90m (13' 5" x 9' 6") having two ceiling light points, power point for electric heaters, fitments for wall mounted T.V. and space for desk.

**COUNCIL TAX**  
Band C.

**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](mailto: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.