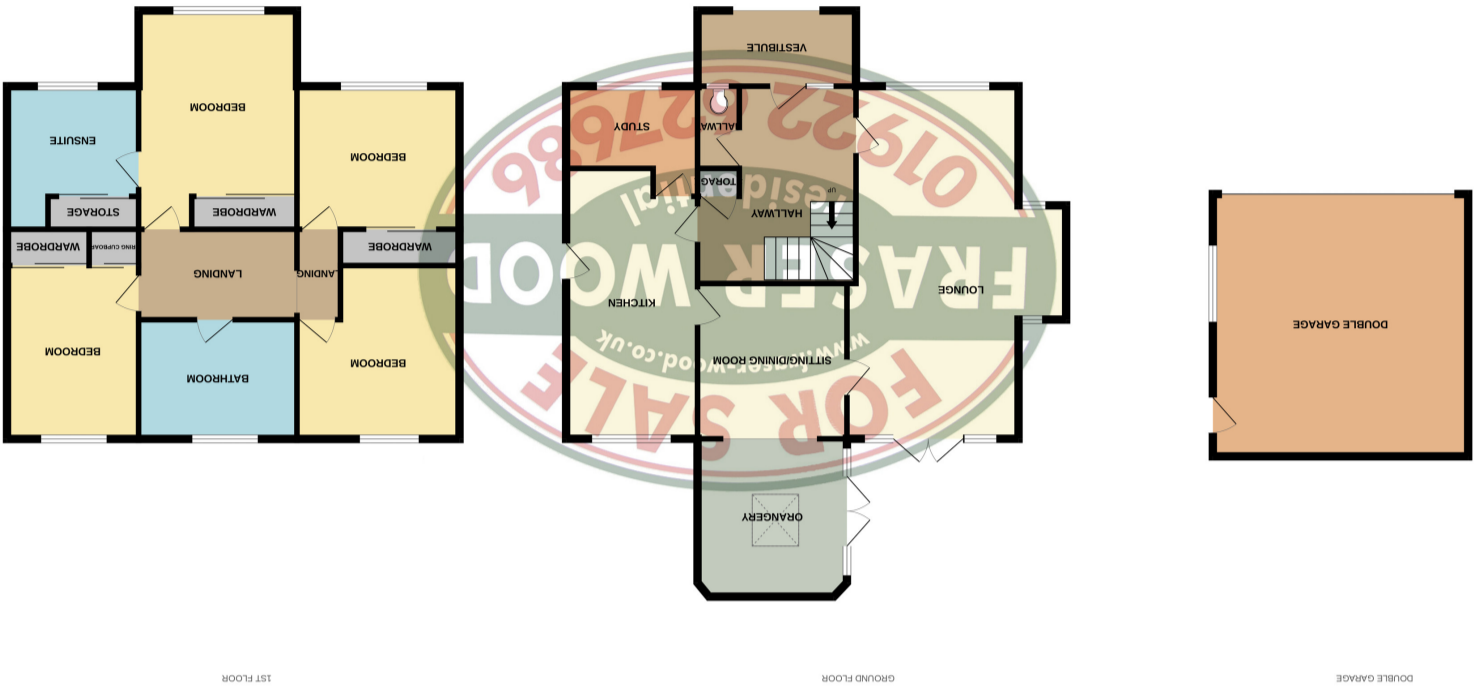




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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| Energy Efficiency Rating | |
|---|---------|
| Potential | Current |
| England, Scotland & Wales | |
| EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | |
| G | 63 |
| F | |
| E | |
| D | |
| C | |
| B | |
| A | 81 |
| Very energy efficient - lower running costs | |



5 The Hamlet, Norton Canes, Cannock, Staffordshire, WS11 9NY

OFFERS REGION £615,000



5 THE HAMLET, NORTON CANES

This imposing, four bedroomed detached family home is located in this exclusive, private gated development, offers superbly appointed accommodation which must be viewed internally in order to be fully appreciated.

The property is located in the village of Norton Canes, which has excellent transport links to the A5 and M6 Toll Road, providing ready access to neighbouring areas and further afield.

The accommodation briefly comprises the following:- (all measurements approximate)



RECESSED PORCH ENTRANCE

with spotlights and tiled flooring.

RECEPTION HALL

having UPVC entrance door, UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices, under stairs storage space, built-in store cupboard and stairs off to first floor.

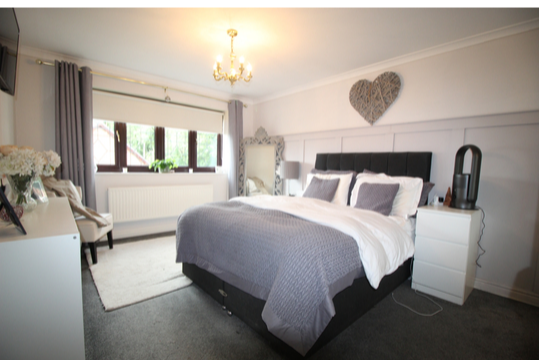
GUEST CLOAKROOM

having low flush w.c., wash hand basin with vanity unit under, ceiling light point, central heating radiator and UPVC double glazed window to front.



SPACIOUS LOUNGE

7.59m x 3.51m minimum (24' 11" x 11' 6") having UPVC double glazed angular bay window to front, two ceiling light points, two wall light points, two central heating radiators, coved cornices, Karndean flooring, feature inglenook fireplace with open fire, tiled hearth and with double glazed windows to front and rear. UPVC double glazed French doors provide access to the rear garden.



DINING AREA

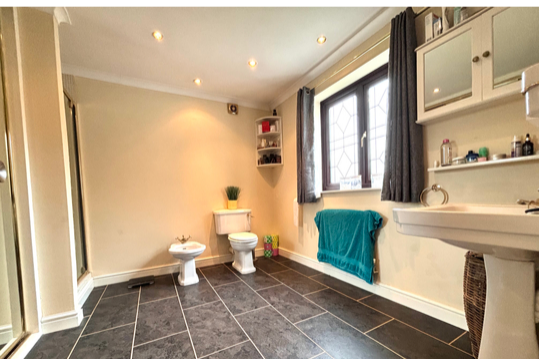
3.41m x 3.36m (11' 2" x 11' 0") having pin spot lighting, central heating radiator, coved cornices and tiled floor.

ORANGERY

3.41m x 3.17m (11' 2" x 10' 5") having feature UPVC double glazed roof lantern, pin spot lighting, tiled floor, feature electric fire and UPVC double glazed French doors to rear garden.

FITTED KITCHEN

5.98m x 2.87m (19' 7" x 9' 5") having inset sink unit, wall, base and drawer cupboards, quartz work tops with splash back surrounds, built-in oven with four-ring electric hob and extractor hood over, appliance space, plumbing for automatic washing machine, pin spot lighting, central heating radiator, tiled floor, UPVC double glazed window to rear and UPVC door to side.



OFFICE

2.85m x 2.22m (9' 4" x 7' 3") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and coved cornices.

FIRST FLOOR LANDING

having ceiling light point and loft hatch.

BEDROOM NO 1

4.71m x 3.30m (15' 5" x 10' 10") having UPVC double glazed window to front, ceiling light point, central heating radiator and built-in mirrored wardrobes.

EN SUITE SHOWER ROOM/DRESSING ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., bidet, tiled splash back surrounds, pin spot lighting, central heating radiator, built-in mirrored wardrobes and UPVC double glazed window to front.



BEDROOM NO 2

3.50m x 3.40m (11' 6" x 11' 2") having UPVC double glazed window to front, ceiling light point, central heating radiator, coved cornices and built-in wardrobe.

BEDROOM NO 3

3.64m x 2.91m (11' 11" x 9' 7") having UPVC double glazed window to rear, ceiling light point, central heating radiator, coved cornices, built-in wardrobe and additional built-in store cupboard.

BEDROOM NO 4

3.49m x 3.29m (11' 5" x 10' 10") having UPVC double glazed window to rear, ceiling light point, central heating radiator and coved cornices.

FAMILY BATHROOM

having white suite comprising corner bath, separate shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., fully tiled walls, pin spot lighting, heated towel rail and UPVC double glazed window to rear.

OUTSIDE

GOOD SIZED BLOCK PAVED DRIVEWAY

providing off-road parking facilities for numerous vehicles and access to:

DOUBLE GARAGE

5.64m x 5.48m (18' 6" x 18' 0") having electrically operated up-and-over entrance door, power and lighting and UPVC double glazed window and door to rear garden.

LOW MAINTENANCE REAR GARDEN

having paved patio area, mature conifer hedging and with side access gate.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band F with Cannock Chase Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/13/09/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and