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#### Client Approval

I/We have checked these Sales Particulars and find them to be an accurate reflection of the property & any fixtures & fittings included. I/We will provide details should any material changes take place in the future.

Signed.....

Signed.....

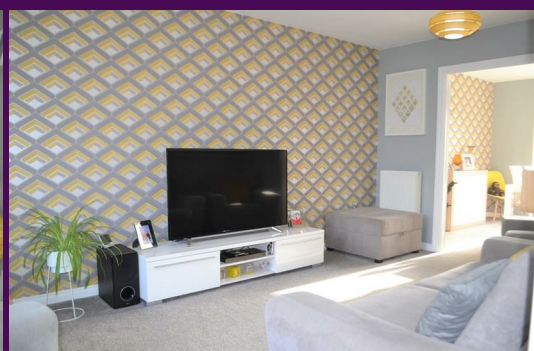
Dated.....

## 108 Brownhills Road, Norton Canes, Cannock, Staffordshire, WS11 9SW

Offers in excess of £310,000

A spacious and very well presented four bedroom detached house ideally located in the popular residential village of Norton Canes, close to shops, amenities, public transport routes and good school catchment. The property must be viewed to appreciate light spacious living areas and fantastic bedroom sizes. In brief the accommodation comprises of : through hallway, guest cloakroom, lounge, dining room, spacious modern breakfast kitchen ideal for entertaining, study, sizable master bedroom with ensuite shower room, three further good sized bedrooms, family bathroom well manicured front and rear garden, detached garage and driveway providing off road parking.

\*\*\*\*\*VIEWING IS ESSENTIAL TO FULLY APPRECIATE\*\*\*\*\*



### Through hallway

Having two ceiling light points, power points, radiator laminate wood effect flooring, stairs off to first floor, door to the lounge, kitchen and study.

### Guest cloakroom

A suite comprises of low level WC, pedestal wash hand basin, partial wall splash back tiling, extractor fan and laminate wood effect flooring.

### Lounge

16'5" into bay x 10'2" (5.00m into bay x 3.10m")

Having two ceiling light points, power points, two radiators, a double glazed bay window to the front and doorway to dining room.

### Dining room

10'1" x 10'2" (3.07m" x 3.10m")

Having a ceiling light point, power points, radiator, a double glazed patio door to the rear and a door to the kitchen.

### Breakfast kitchen

15'1" x 13'4" max 10'4" min (4.60m" x 4.06m" max 3.15m" min )

Having a range of wall mounted and base units with feature lighting and work tops over, incorporating a 1 1/2 sink and drainer, integrated dishwasher, plumbing for a washing machine, integrated fridge freezer, built in gas hob and electric oven with extractor hood over, partial wall tiling, breakfast bar, power points, radiator, tiled flooring a double glazed window to the rear, double glazed door to the side and door into the study.

### Study

15'4" x 8'3" (4.67m" x 2.51m")

Having a ceiling light point, power points, radiator, laminate wood effect flooring and a double glazed window to the front.

### First floor landing

Having a ceiling light point, smoke alarm, loft access, airing cupboard and doors to:

### Master bedroom

15'1" max 13'3" min x 11'2" max (4.60m" max 4.04m" min x 3.40m" max)

Having a ceiling light point, power points, radiator, built in wardrobes and two double glazed windows to the front.

### En suite shower room

A suite comprises of low level WC, pedestal wash hand basin, shower enclosed in a cubicle, partial wall tiling, and a double glazed obscured window to the side.

### Bedroom two

11' x 10'3" (3.35m x 3.12m")

having a ceiling light point, power points, radiator and a double glazed window to the rear.

### Bedroom three

14'10" x 8'8" (4.52m" x 2.64m")

Having a ceiling light point, power points, radiator and a double glazed window to the front.

### Bedroom four

8'4" x 6'11" (2.54m" x 2.11m")

Having a ceiling light point, power points, radiator and a double glazed window to the front.

### Family bathroom

A white suite comprises of low level WC, pedestal wash hand basin, bath, ceiling light point, extractor fan, radiator, partial wall tiling and a double glazed obscured window to the rear.

### Outside

The property is set behind a good sized lawn with shrub borders and a pathway to the side of the property leading to the rear garden, there is a very well presented rear garden with lawn, raised planters, patio area, gravel borders and a door to access the detached garage and driveway.

### Council tax band: Tenure:

Agents note: Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested.

All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 90, Potential: 91
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(29-38) F	
(13-28) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current: , Potential:
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(29-38) F	
(13-28) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

