



**Connells**

Songthrush Way  
Norton Canes Cannock



### Property Description

With its immaculate presentation, desirable location and high-quality finish; this is a superb opportunity to acquire a modern family home ready to move straight into.

CONNELLS ESTATE AGENTS are pleased to market For Sale this exceptional, executive detached family home. Occupying a prime end-plot position within a popular and sought-after residential estate, tucked away at the end of a quiet cul-de-sac. Built just seven years ago, this impressive property has been immaculately maintained and is presented to an outstanding show home standard throughout.

The accommodation is both spacious and well-designed, comprising four generous double bedrooms, including a superb master suite with modern en-suite facilities. The heart of the home is the stylish kitchen/diner, ideal for both everyday family living and entertaining, complemented by a separate utility room and a convenient guest WC. Further benefits include an attached garage and ample storage throughout.

Externally, the property enjoys attractive front and rear gardens, offering privacy and a pleasant outdoor space for relaxation.

Perfectly located just a stones throw away to Chasewater Country Park offering extensive water sport activities, nature trails and the heritage steam railway providing a fun day out for all ages right on your doorstep. Benefiting further from being close to Primary & Secondary schools and many local amenities.

### Ground Floor

#### Entrance Hallway

Having a double glazed front entrance door, radiator, ceiling light point and laminate flooring

#### Lounge

21' x 14' 5" into bay ( 6.40m x 4.39m into bay )

Having a double glazed bay window to the front aspect, two radiators, ceiling light point and carpeted flooring

#### Kitchen/Diner

21' x 11' 10" ( 6.40m x 3.61m )  
Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainage, electric hob with cookerhood over, integrated oven, dishwasher, space for dining furniture, ceiling light point, radiator, laminate flooring, double glazed window to the rear aspect and double glazed doors to the rear garden

#### Utility

Having laminate work surfaces, plumbing for utility purposes, radiator, ceiling light point,

#### W.C

Having a WC, wash hand basin, radiator, ceiling light point and laminate flooring

### First Floor

#### Landing

Having carpeted flooring, ceiling light point and doors to bedrooms and bathroom

#### Bedroom 1

11' max x 10' 6" max ( 3.35m max x 3.20m max )

Having a double glazed window to the front aspect, built in wardrobes, radiator, ceiling light point, carpeted flooring and door to en-suite

#### Bedroom 2

11' 6" x 10' 6" ( 3.51m x 3.20m )

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

### Bedroom 3

11' max x 9' 6" max ( 3.35m max x 2.90m max )

Having a double glazed window to the side aspect, radiator, ceiling light point and carpeted flooring

### Bedroom 4

9' 6" x 8' 9" ( 2.90m x 2.67m )

Having a double glazed window to the side aspect, radiator, ceiling light point and carpeted flooring

### Bathroom

Having a double glazed window, WC, wash hand basin, bath with shower over, extractor fan, heated towel rail, ceiling light point and vinyl flooring

### Outside

#### Front

Having a tarmac driveway to the side suitable for multiple vehicles

#### Rear

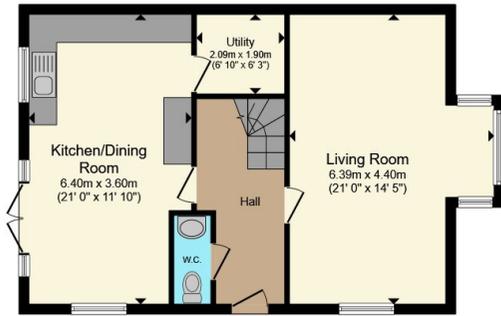
Having a paved patio area and laid to lawn

### Utility

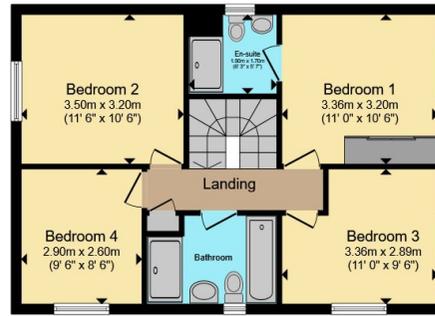
6' 10" x 6' 3" ( 2.08m x 1.91m )

Having laminate work surfaces, plumbing for utility purposes, radiator, ceiling light point,

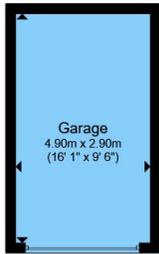




**Ground Floor**



**First Floor**



**Garage**

Total floor area 127.2 m<sup>2</sup> (1,369 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: B Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/CNK108647](http://connells.co.uk/Property/CNK108647)**

Tenure: Freehold



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