

Connells

Rosefinch Drive
Norton Canes Cannock

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Norton Canes Cannock WS11 9AG

for sale
£440,000







Property Description

This impressive show home standard detached residence is truly a show stopper! Offering substantial family living space and finished to an exceptional standard makes it the perfect choice for modern family living.

Upon entering, you are welcomed by a spacious and inviting reception hall that creates an immediate impressive first impression. Providing access to the elegant front-facing lounge, a separate reception area currently utilised as a sitting room but can utilised to match the suitability of the prospective purchaser. A fantastic open-plan kitchen and dining area, creating excellent versatility for home entertaining or family gatherings. A further guest WC and seperate utility room offers additional stoage and practicality.

The first floor comprises of five well-proportioned bedrooms and ample space for those with growing families. The master bedroom benefits from a stylish en-suite room, whilst the remaining bedrooms are served by a beautifully modern family bathroom.

Externally, the property benefits from tandem off-road parking, access to the garage and entrance leading to the rear garden.

Located perfectly within distances of Chasewater Country Park offering water sport activities, nature trails and the heritage steam railway.

Ground Floor

Entrance Hallway

Double glazed front entrance door, ceiling light point, stairs to first floor and doors to lounge, dining room, kitchen/diner, guest WC & utility.

Lounge

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

Dining Room

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

W.C

Having a WC, wash hand basin, partial tiled walls, radiator and ceiling light point.

Kitchen/Diner

Being a fitted kitchen with a range of wall, base and drawer units with work surfaces and having a sink with a drainer, 4 point gas hob and extractor hood over, further integrated appliances, ceiling spot lights, radiator, double glazed window to the rear aspect, with double glazed french doors opening out to the rear garden, along with door to WC and utility.

Utility

Having fitted units with work surfaces over, space for appliances, ceiling light point, radiator, double glazed door to the rear garden

First Floor

Landing

Spacious landing leading to five bedrooms and family bathroom.

Bedroom 1

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

En-Suite

Having a double glazed window to the front aspect, WC, wash hand basin, shower cubicle, part tiled walls, towel radiator, ceiling light point

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bedroom 5

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

Family Bathroom

Having a double glazed window to the side aspect, WC, wash hand basin, show, part tiled walls, ceiling light point

Outside

Front

paved pathway to front entrance door and parking to the side of the property

Rear

Being a low maintenance garden, side access to the driveway and garage

Garage

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.








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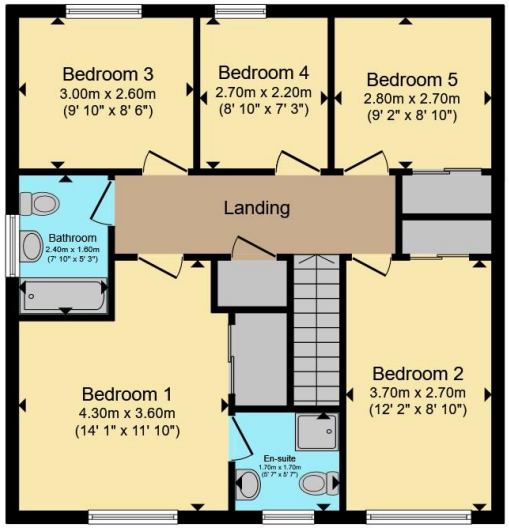




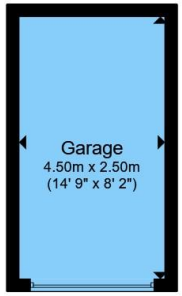




Ground Floor



First Floor



Garage

Total floor area 146.6 m² (1,578 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

Connells

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10-12 Wolverhampton Road
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EPC Rating: B

Council Tax Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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