

Connells

Mallard Way
Norton Canes, Cannock

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Norton Canes, Cannock, WS11 9BA

for sale offers in excess of
£475,000







Ground Floor

Hallway

Smart heating dual zone thermostat control. Seamless High polish Porcelain large format floor tiles. Radiator. Ceiling light point. Stairs to first floor and doors to:

Lounge

Deep pile Saxony carpets Carpets, 100% bleach cleanable. Guaranteed stain free for 10 years. High level single electric socket and TV point for flat screen TV. Radiator. Ceiling light point. Double glazed window to the front aspect.

Kitchen/Dining/Living

Upgraded to Quartz worktops to kitchen with upstand, includes upgraded under-fixed bowl and a half Rangemaster Atlantic sink with chrome mixer tap. High gloss mid grey with stainless steel handles. Upgraded to a stainless steel and glass chimney hood with LED lighting and 3 fan speed settings. Upgraded to an Electrolux integrated 60cm 4 zone induction hob, touch controls, child lock, and timer. Upgraded to an Electrolux undercounter double oven in stainless steel and black glass with 5 function top oven and 5 functions in the main oven, including catalytic liners, anti fingerprint stainless steel and fully programmable timer with white LED's. Upgrade to Zanussi fully integrated 50/50 low frost fridge-freezer. Electronic controls and convenient LCD display to control the fridge functions, with matching feature door. Upgrade to Zanussi full size integrated dishwasher with matching feature door, 5 programmes, delay start and air dry technology. Includes plumbing. Water Consumption 9.9L. High level single electric socket and TV point to kitchen living area for flat screen TV. Seamless High polish Porcelain large format floor tiles. Low energy LED downlighters spotlights in kitchen.

Dining Room

Seamless High polish Porcelain large format floor tiles. Double glazed window to the front aspect. Radiator. Ceiling light point.

Utility

Upgrade to Quartz worktops to utility room with upstand. Rangemaster Atlantic undermounted single bowl sink with chrome mixer tap. Upgrade to boiler housing with matching feature door in utility. Upgrade to Zanussi fully integrated washer / dryer with matching feature door with 1600 rpm spin speed, 14 programmes, AutoAdjust, Quickwash programme, LED display, 7kg wash capacity, 4kg dry load. Water Consumption 95L. Seamless High polish Porcelain large format floor tiles.

Guest W.C

Seamless High polish Porcelain large format floor tiles. WC. Wash hand basin.

Landing

Smart heating dual zone thermostat control

Master Bedroom

Straight topped hinged wardrobe with both door and framework from the 'Upgrade' choices - Straight topped Lauren in High Gloss Cashmere. Including tower storage unit, high level blanket shelf and double hanging. Deep pile Saxony carpets Carpets,

100% bleach cleanable. Guaranteed stain free for 10 years. Silver coloured aluminum door threshes. Double glazed window to the front aspect. Radiator. Ceiling light point and door to:

En-Suite

Upgrade existing thermostatic shower to Mira Minimal ERD mixer shower with dual shower head including rain shower in chrome finish in en-suite. Pisa heated anthracite towel radiator to en-suite Luxury Vinyl Tile flooring to upstairs en-suite. Upgrade to half height wall tiles from the polished urban range. Chrome trims to the edges and corners of wall tiles. Illuminated and heated bathroom mirror with touch control and integrated magnification mirror and shaver socket. Low energy LED downlighters spotlights. Double glazed window to the front aspect.

Bedroom Two

Deep pile Saxony carpets Carpets, 100% bleach cleanable. Guaranteed stain free for 10 years. Silver coloured aluminum door threshes. Glacier sliding door wardrobe. Including tower storage unit,

high level blanket shelf and double hanging. Radiator. Ceiling light point. Double glazed window to the front aspect.

Bedroom Three

Deep pile Saxony carpets Carpets, 100% bleach cleanable. Guaranteed stain free for 10 years. Silver coloured aluminum door threshes. Radiator. Ceiling light point. Double glazed window to the rear aspect.

Bedroom Four

Deep pile Saxony carpets Carpets, 100% bleach cleanable. Guaranteed stain free for 10 years. Silver coloured aluminum door threshes. Radiator. Ceiling light point. Double glazed window to the rear aspect.

Bedroom Five

Deep pile Saxony carpets Carpets, 100% bleach cleanable. Guaranteed stain free for 10 years. Silver coloured aluminum door threshes. Radiator. Ceiling light point. Double glazed window to the rear aspect.

Bathroom

Upgrade to Mira Azora Dual 9.8 kW electric shower with dual shower head including rain shower and frosted glass fascia, over the bath. Including full height tiling above bath, with upgraded grey stone effect tiles and fitting of a shower screen. Pisa heated anthracite towel radiator to main bathroom. Luxury Vinyl Tile flooring. Chrome trims to the edges and corners of wall tiles.

Shaver socket. Low energy LED downlighters spotlights. Double glazed window to the side aspect.

Front

Full front house contemporary "up and down" external lights to entry and far sides. 1.8m high timber gate to garden. Private Tarmac driveway to the side for multiple vehicles and additional parking to the front. Paved pathway to front entrance door. Storm Porch.

Rear

Single electrical external socket(including internally mounted switched fused spur isolation switch).

tap to garden, fitted adjacent to kitchen complete with isolator valve.1.8m high timber gate to driveway. Lawn area.

Double Garage

Having up and over doors. Power and lighting. Additional double sockets. Full garage contemporary "up and down" external lights.







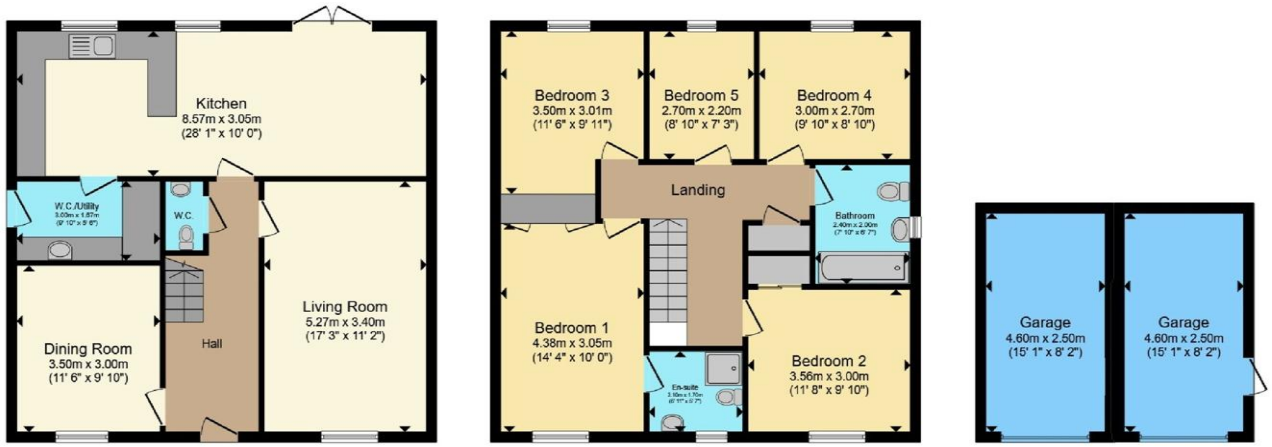












Ground Floor **First Floor** **Garage**

Total floor area 155.8 m² (1,677 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
CANNOCK WS11 1AH

EPC Rating: B

Council Tax Band: E

Tenure: Freehold

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