



**BELBROUGHTON ROAD,  
NORTON, STOURBRIDGE DY8 3BE**





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Set within this **HIGHLY DESIRABLE** and **WELL-REGARDED NORTON ADDRESS**, NOT FAR from **SUPERB LOCAL SCHOOLS** (Primary, Secondary and Sixth Form), **LOCAL PARKS** (such as Mary Stevens) and **STOURBRIDGE TOWN CENTRE** hosting a range of shops, services and amenities, stands this **MOST IMMACULATE, DELIGHTFULLY RE-PLANNED** and **TASTEFULLY UPDATED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the accommodation comprises in brief; Welcoming dining room with glazed wood bi-fold doors leading to lounge with garden views, modern breakfast-style kitchen with utility and w/c off, first floor landing, three good bedrooms and stunning four-piece family bathroom. To the front lies **GENEROUS OFF-ROAD PARKING** via a **GRAVEL DRIVEWAY** leading to an **INTEGRAL GARAGE STORE**, with to the rear an **ESTABLISHED, PRETTY** and **SUNNY ASPECT GARDEN SPACE** with both **LAWN** and **PATIO** ideal for 'alfresco dining'. This home is **SIMPLY STUNNING** and to arrange a viewing please do not hesitate to contact Taylors Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: **Brick built with tiled pitched roof**. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage**. Council Tax **Band C**. EPC **C**.

The accommodation is set over two floors and comprises;

## GROUND FLOOR

### DINING ROOM 16' 3" (max) x 10' 7" (max)

Having an obscure UPVC double glazed front door, UPVC double glazed bay aspect window to the front aspect, a gas central heating radiator, stairs with balustrade to first floor accommodation (later detailed), understairs storage space, wood glazed bi-folding doors through to the rear lounge and ceiling lighting.

### LOUNGE 15' 2" (max) x 10' 8" (max)

Accessed via wood glazed bi-folding doors from the dining room having feature electric fire with hearth, surround and mantle, two gas central heating radiators, UPVC double glazed patio doors to the garden, ceiling lighting and a door to the breakfast kitchen.

### BREAKFAST KITCHEN 15' 2" (max) x 7' 8" (max)

Entered through a door from the lounge beautifully furnished with a shaker style kitchen arrangement with breakfast bar facility. At floor level there are a great range of base units having both drawer and cupboard storage, integrated oven and grill, space and plumbing for dishwasher. Surmounted on top there is a four point gas hob and inset sink with drainer and mixer tap. At eye-level a gas central heating radiator, splashback tiling, work top upstand, great range of wall mounted cupboard units, extractor fan, UPVC double glazed window unit to the side aspect, UPVC double glazed window unit to the rear garden and an obscure UPVC double glazed French door to the garden, ceiling lighting and a door to a utility room.

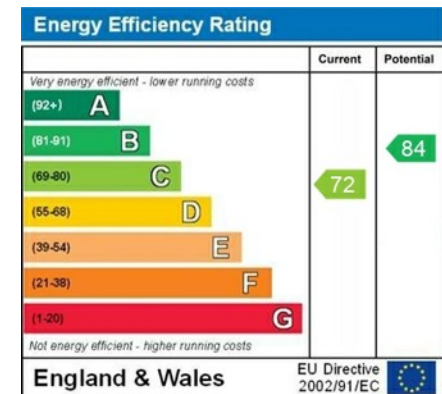
On approach the property greets you with a width gravel driveway providing ample off-road parking for multiple vehicles which then leads through to the side access point, front elevation and towards;

### INTEGRAL GARAGE STORE 8' 5" (max) x 8' 5" (max)

Having up and over manual front garage door and ceiling lighting.

### REAR GARDEN

Meticulously designed and landscaped by the current owner it provides a truly tranquil space with both dedicated lawn and patio areas making it ideal for the likes of al fresco dining with established shrubs and trees, and further with a sunny aspect. It is a garden which is to be enjoyed by all.





*Agents contact details:*

85 High Street,  
STOURBRIDGE,  
DY8 1ED

t. 01384 395555

f.01384 441206

e. [stourbridge@taylorsestateagents.co.uk](mailto:stourbridge@taylorsestateagents.co.uk)

**UTILITY 7' 10" (max) x 7' 5" (max)**

Entered through a door from the kitchen having both base and wall mounted cupboard units, space and plumbing for washing machine and tumble dryer, space for a larder style fridge freezer combination, ceiling lighting and a door to a ground floor WC.

**WC**

Accessed via a door from the utility having Japanese toilet unit with surmounted wash hand basin and mixer tap, splashback tiling, ceiling lighting, a gas centrally heated towel rail and an extractor fan.

**FIRST FLOOR**

**LANDING 8' 1" (max) x 6' 2" (max)**

Accessed via stairs with handrail from the dining room having loft hatch to loft space, ceiling lighting, cupboard storage and doors to all first floor accommodation.

**BEDROOM ONE 11' 0" (max) to wardrobes x 10' 7" (max)**

Entered through a door from the landing having fitted wardrobes and dresser, a gas central heating radiator, UPVC double glazed window unit to garden aspect and ceiling lighting.

**BEDROOM TWO 12' 4" (max) x 10' 8" (max)**

Entered through a door from the landing having fitted wardrobes and dresser, a gas central heating radiator, UPVC double glazed window unit to front aspect and ceiling lighting.

**BEDROOM THREE 10' 10" (max) x 7' 8" (max)**

Entered through a door from the landing having a gas central heating radiator, UPVC double glazed window unit to garden aspect and ceiling lighting.

**FAMILY BATHROOM 8' 9" (max) x 7' 9" (max)**

Entered through a door from the landing and beautifully appointed with a four piece bath shower suite consisting of fitted bath with hot and cold tap combination and fitted bath panel, fitted corner shower with shower tray and sliding shower screen doors, pedestal toilet, pedestal wash hand basin with mixer tap, wall mounted vanity cupboard storage, a gas centrally heated towel rail, both wall and floor tiling, an obscure UPVC double glazed window unit to side aspect, ceiling lighting and an extractor fan.

**OUTSIDE**

This spacious and replanned family home sits within a highly desirable and well regarded Norton address.

**GENERAL INFORMATION**

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

**EPC**

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

**TENURE**

The vendors advise the property is **FREEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

**FIXTURES AND FITTINGS**

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**VIEWING**

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

**CONSUMER PROTECTION REGULATIONS 2008**

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

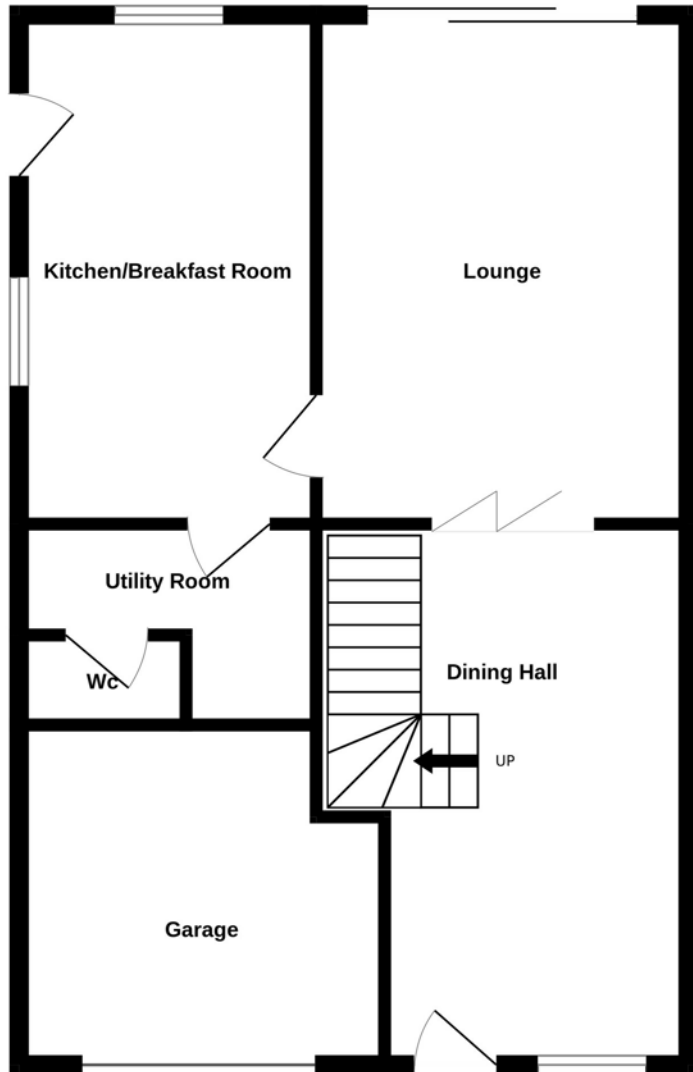
**PLANNING PERMISSION/ BUILDING REGULATIONS**

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

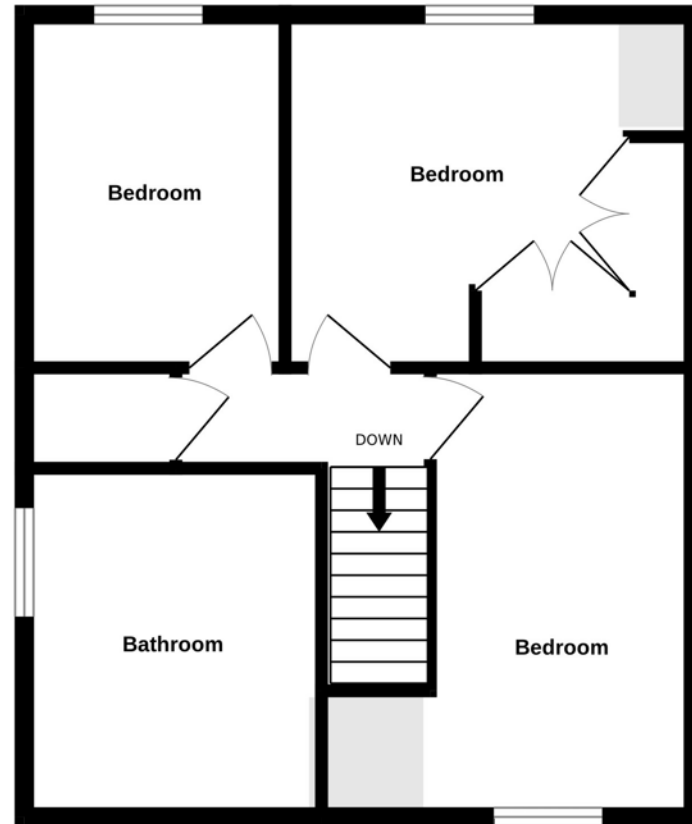
**MISREPRESENTATION ACT 1967**

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.

Ground Floor



1st Floor



FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



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