



**CEDAR CLOSE, NORTON,  
STOURBRIDGE DY8 3JQ**







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Occupying a **MOST SPLENDID PLOT POSITION** within this **DELIGHTFUL** and **HIGHLY-DESIRABLE CUL-DE-SAC** in **NORTON**, not far from **ENJOYABLE COUNTRYSIDE WALKS** and **LOCAL SHOPS/SERVICES**, stands this **TWO BEDROOM SEMI-DETACHED BUNGALOW**. Having been **IMPECCABLY UPDATED** by the current owners, this **LOVELY PROPERTY** has **GAS CENTRAL HEATING, DOUBLE GLAZING** and comprises in brief; Entrance hallway, lounge with log burner, kitchen, two double bedrooms and family bathroom. Outside, the property has **TRULY MAGNIFICENT OFF-ROAD PARKING FACILITIES** for multiple vehicles provided by a **SHALE DRIVEWAY**, which leads to an **UNDERCOVER CAR PORT, ENCLOSED COVER STORE AND GARAGE**. To the rear, a **PRETTY** and **BEAUTIFULLY LANDSCAPED GARDEN** with **PATIO, LAWN** and **PURPOSE BUILT FISH POND**. The property further has **PLANNING APPROVAL** for a **FIRST FLOOR LOFT CONVERSION** (Planning Number P23/0698). To arrange a viewing, do not hesitate to contact Taylors Estate Agents **STOURBRIDGE** office. Council Tax Band C.



In further detail the accommodation is set over a singular level and comprises;

**ENTRANCE HALLWAY 9'9" (max) x 7'4" (max)**  
Having a obscure UPVC double glazed front door, loft hatch to loft space, meters, a gas central heating radiator, wall and ceiling lighting and doors to all accommodation.

**LOUNGE 16'1" x 11'2"**  
Entered through a door from the entrance hallway, having feature 'real-wood' log burner with brick surround, stone hearth and wood mantle, a gas central heating radiator, UPVC double glazed window unit to front aspect and wall and ceiling lighting.

**KITCHEN 9'9" x 7'9"**  
Entered through a door from the entrance hallway, beautifully furnished with a deep blue kitchen arrangement. At floor level, a good range of base units have both drawer and cupboard storage, together with plumbing for dishwasher and integrated oven. Surmounted on top are roll-edged worktops having inset four-point gas hob and inset sink with drainer and hot/cold tap combination.

**LANDSCAPED GARDEN**  
Found to the rear of the property, it is a most delightfully landscaped space providing an exceptional area for dining and entertaining, having both lawn and patio areas. The the right hand side lies a purpose-built fish pond and the garden area further encompasses three outdoor power points and an outside coal shed building ideal for storage purposes.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



At eye level, splashback tiling, a gas central heating radiator, space for free-standing fridge/freezer combination, good range of wall-mounted cupboard units, extractor fan, UPVC double glazed window unit to garden aspect, obscure UPVC double glazed door to garden aspect and ceiling lighting.

#### BEDROOM ONE 11'10" x 9'2" (to wardrobes)

Entered through a door from the entrance hallway, having a gas central heating radiator, built-in wardrobes, UPVC double glazed window unit to garden aspect and ceiling lighting.



#### BEDROOM TWO 10'9" x 9'9"

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

#### BATHROOM 6'4" x 5'7"

Entered through a door from the entrance hallway, well-appointed with a three-piece bathroom suite consisting of fitted bath with overhead shower, fitted bath panel and shower screen, vanity unit housing wash hand basin with mixer tap and toilet, a gas central heating radiator, obscure UPVC double glazed window unit to side aspect, floor and wall tiling, extractor fan and ceiling lighting.



#### OUTSIDE

The property is desirably located in a most popular cul-de-sac address of Norton, which has great access to countryside walks as well as local amenities. Upon approach, the property greets you with a full-width 'shale-style' driveway which provides tremendous off-road parking facility for multiple vehicles, leading to an undercover car port, undercover store area as well as a single garage. To the rear of the property stands;

#### 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 affect 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.

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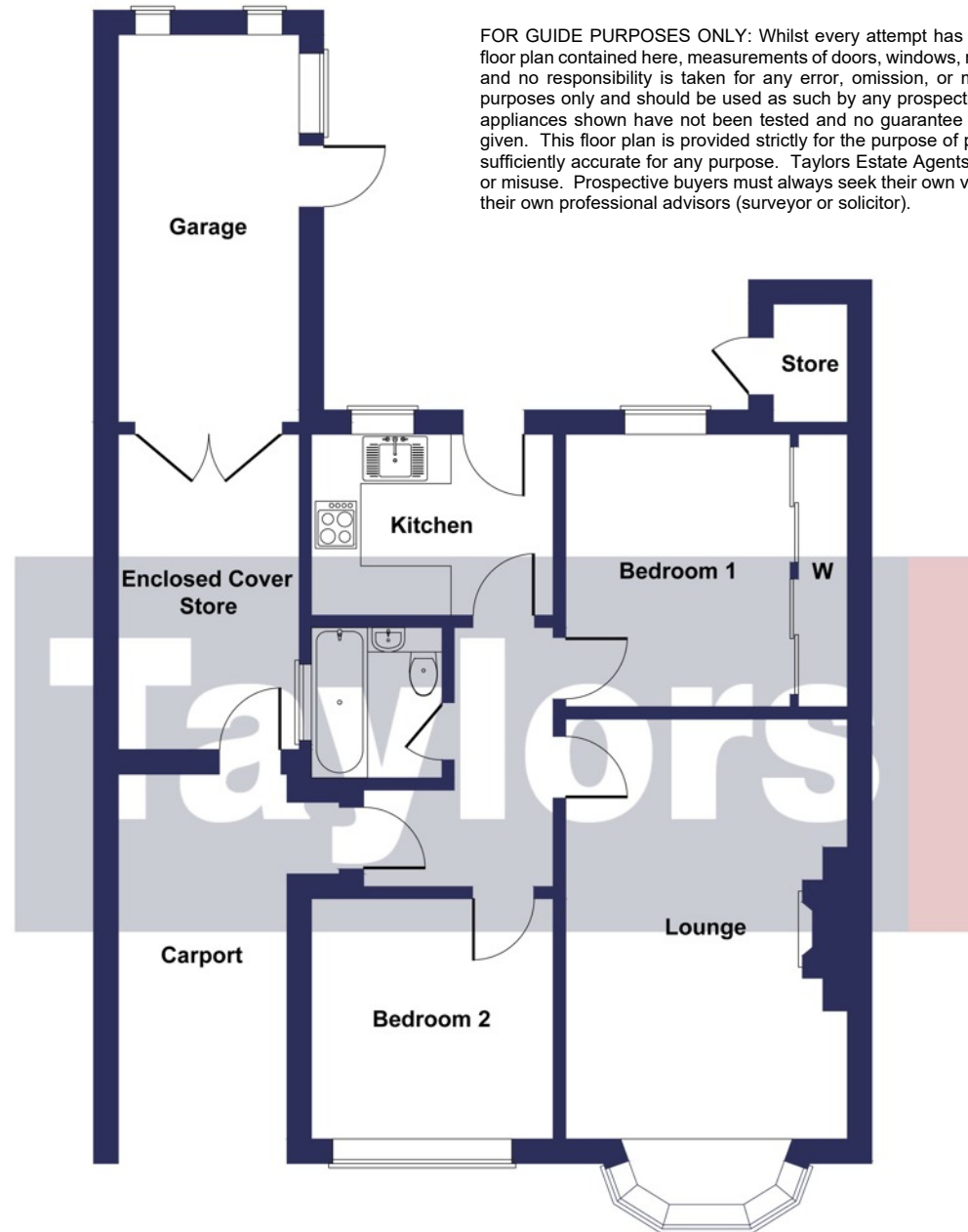
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#### MISREPRESENTATION ACT 1967

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GROUND FLOOR



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

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