



**HUNGERFORD ROAD, NORTON,
STOURBRIDGE DY8 3AB**

Taylor's

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Offered for sale with **NO UPWARD CHAIN**, this **THOUGHTFULLY IMPROVED AND WELL PRESENTED, EXTENDED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME** is found in an established address, off Greyhound Lane. Planned over two floors with gas central heating and majority double glazing, the accommodation briefly comprises: Reception Hall, Pleasant Sitting Room, Separate Dining Room, Kitchen **OPEN PLAN** to a Breakfast Room Area, Landing, Three Bedrooms, and Bathroom. Fore Garden, Drive to Garage, and with a Lovely Rear Garden. Tenure: Freehold. Construction: Brick/Pitched roof. Services: All mains connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC C. Offered for sale with **NO UPWARD CHAIN**.



In further detail:

GROUND FLOOR

A composite front entrance door with inset ornate double glazing opens to the;

RECEPTION HALL

With stairs leading off rising with a balustrade to the first floor accommodation (later mentioned), obscure glazed window to the front, central heating radiator, exposed wood floor, recessed ceiling lighting and with doors off;

UNDERSTAIR CUPBOARD

Provides for coat hanging and general purpose storage space.

PLEASANT SITTING ROOM 13' 0" x 11' 0"

With a glazed door and adjoining glazed windows viewing to the pretty rear garden (later mentioned) and with a squared recess to the chimney breast for display purposes. Exposed wood floor, central heating radiator, television connection point and with recessed ceiling lighting.

SEPARATE DINING ROOM 13' 10" x 11' 10"

With a delightful "walk-in" double glazed bay window to the front and with a feature fireplace including a projecting hearth. There is ample space for the arrangement of dining table, chairs and other furnishings as may be preferred. Central heating radiator, television connection point, coving to the ceiling and a ceiling light point.

EXTENDED "OPEN PLAN" BREAKFAST KITCHEN

Arranged in two parts, initially with the;



OUTSIDE

Enjoying a setting in this established address, a **WELL TENDED FOREGARDEN** includes both a lawn and borders with an array of specimen plants and shrubs. The adjoining pebbled driveway provides vehicular parking space, an approach the property's principal front entrance and also extends to the;

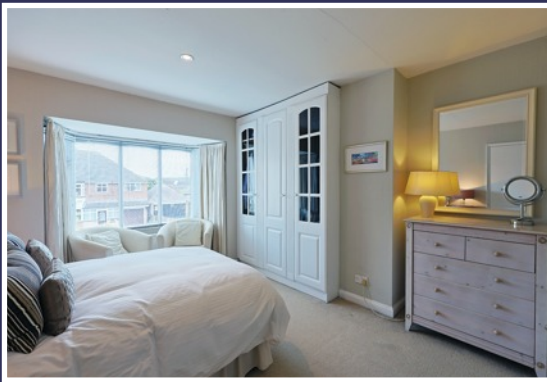
GARAGE 16' 9" x 11' 3"

With an up-and-over door, concrete floor, wall mounted "Ideal" combination boiler system, ceiling light point and with a pedestrian door returning to the breakfasting area.

PRETTY REAR GARDEN

An initial patio includes a cold water tap and has a shaped lawn beyond with well stocked, tidy borders. Indeed this is a pleasant backdrop for the property with a number of specimen plants and shrubs, and with timber fencing ensuring enclosure.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BREAKFAST AREA 12' 6" x 8' 2" (when measured at widest points)
With a large glazed window viewing to the pretty rear garden and with a glazed door an external patio. Ample space is afforded for the arrangement of breakfasting table and chairs upon a grey oak styled laminate flooring. Central heating radiator, ceiling light point, door to the garage (later mentioned) and with a wide opening to the;

KITCHEN 8' 10" x 8' 0"
With a double glazed window to the rear and being furnished with a range of "pale grey" cupboard fronted units, with the base cupboards and drawers having work surfaces over and an inset one and a half bowl sink and drainer. Splashback tiling forms a surround. The cooker position has an extractor above located within a range of wall mounted cupboards. Suitable space and plumbing for both an automatic washing machine and dishwasher, and there is also leader fridge space and freezer space. Grey oak styled laminate flooring and with a ceiling light point.

FIRST FLOOR

Stairs lead rise with a balustrade from the reception hall, to the;

LANDING
With glazed window to the side, loft access point, recessed ceiling lighting and with doors off;

BEDROOM ONE 14' 5" x 11' 10" (when measured at widest points)
With a "walk-in" double glazed bay window to the front, fitted double wardrobe with adjoining single, central heating radiator and with recessed ceiling lighting.

BEDROOM TWO 13' 0" x 11' 0"
With a glazed window to the rear, central heating radiator, exposed wood floor and recessed ceiling lighting.

BEDROOM THREE 9' 0" x 8' 0"
With a double glazed window to the rear, central heating radiator, exposed wood floor and with recessed ceiling lighting.

BATHROOM 8' 8" x 7' 0"
With an obscure double glazed window to the front and appointed with a white suite, to include a bath having a shower over, mosaic styled splashback tiling, low level WC and with a hand wash basin recessed into a double door vanity cupboard. Ladder styled radiator, tiled floor and with recessed ceiling lighting.

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.

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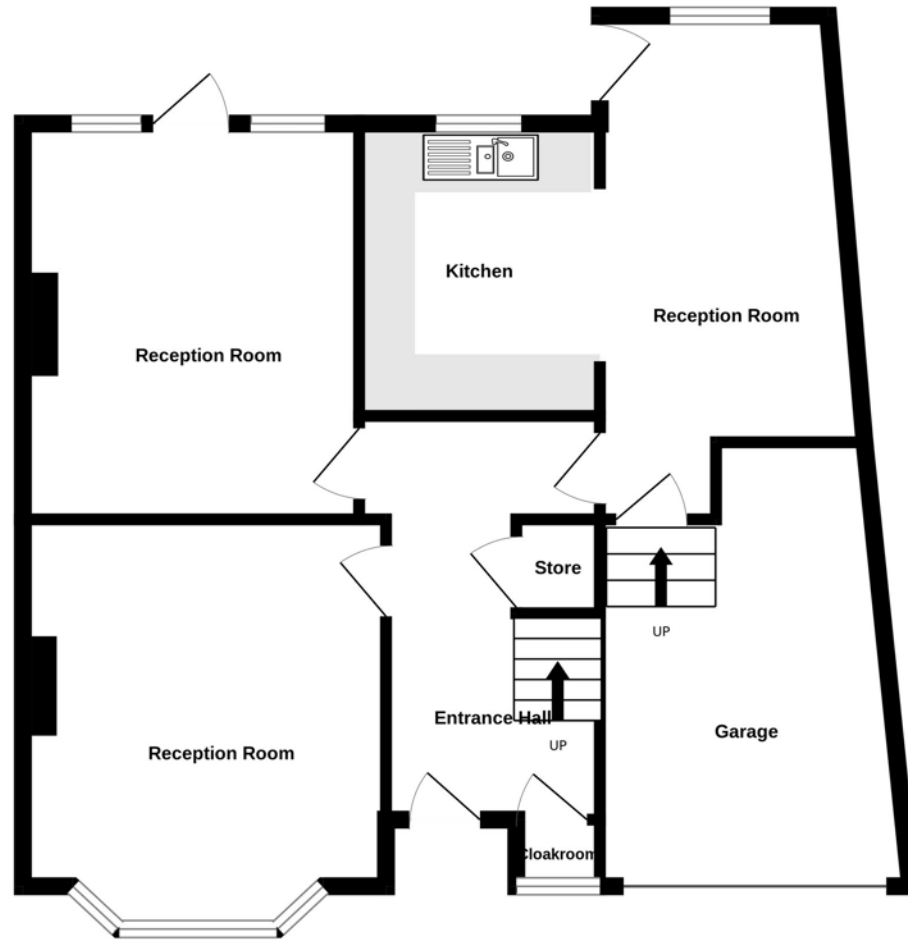
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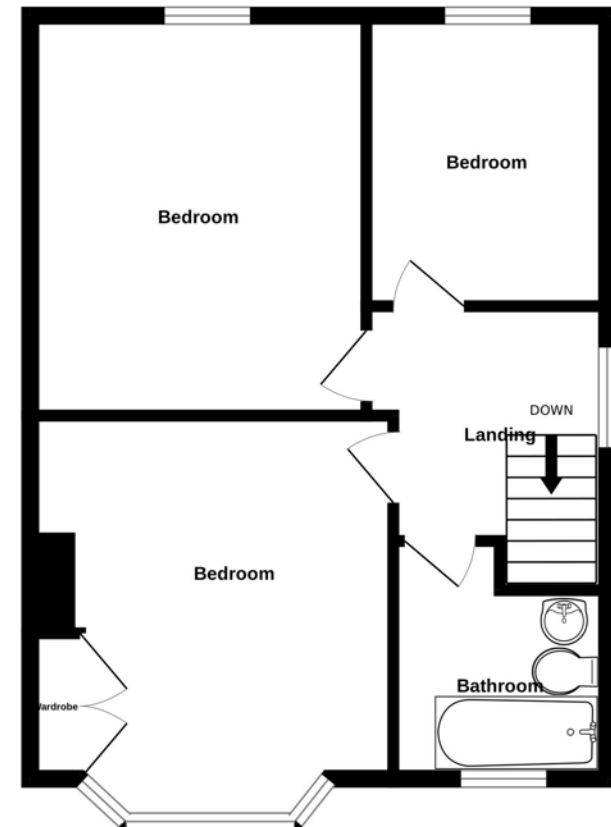
MISREPRESENTATION ACT 1967

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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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