



**BEECH ROAD, NORTON,
STOURBRIDGE DY8 2AR**

Taylor's

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Set within ONE OF NORTON'S MOST HIGHLY SOUGHT-AFTER, PRESTIGIOUS and WELL-REGARDED ADDRESSES which is TRULY CONVENIENT for OUTSTANDING LOCAL SCHOOLS (Primary, Secondary and Sixth Form), SHOPS/SERVICES located in STOURBRIDGE TOWN CENTRE, NEARBY STUNNING LOCAL PARKS (such as Mary Stevens) and PUBLIC TRANSPORT LINKS (both Bus and Rail), stands this EXCEPTIONALLY CHARMING, THOUGHTFULLY RE-PLANNED and DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED PERIOD HOME. Boasting traditional features, GAS CENTRAL HEATING and DOUBLE GLAZING, the accommodation set over three floors comprises in brief; Entrance hallway, lounge with 'walk-in' bay window, dining room with 'real-wood' log burner, endearing breakfast-style kitchen, three double bedrooms (one with en-suite) and spacious family bathroom. To the front lies OFF-ROAD PARKING provided by a BLOCK-PAVED DRIVEWAY together with provisions for an EV CHARGING POD, with to the rear a MOST GENEROUS LAWN AREA and LANDSCAPED PATIO SPACE ideal for 'alfresco dining'. A VIEWING is ABSOLUTELY ESSENTIAL to appreciate the accommodation and to do so, please do not hesitate to contact Taylor's Estate Agents STOURBRIDGE office. Tenure: Freehold. Construction: Brick Built with a tiled, pitched roof. Services: All mains connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC E.



The accommodation is set over three levels and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 8' 4" (max) x 5' 9" (max)

Having an obscure UPVC double glazed front door, understairs cupboard storage, stairs with balustrade to first floor and second floor accommodation (later detailed), a gas central heating radiator, ceiling lighting and doors to further ground floor accommodation.

LOUNGE 13' 3" (max) x 12' 2" (max)

Entered through a door from the entrance hallway having feature walk-in UPVC double glazed bay window, feature gas fireplace with surround, hearth and mantle, a gas central heating radiator and ceiling lighting.

DINING ROOM 11' 9" (max) x 10' 9" (max)

Entered through a door from the entrance hallway having feature real wood log burner with hearth, a gas central heating radiator, UPVC double glazed French doors to the garden, ceiling lighting and an opening through to an internal lobby area which then leads through to the breakfast style kitchen.

LOBBY AREA 4' 8" (max) x 4' 5" (max)

Having a UPVC double glazed unit to the garden, door to shared pedestrian passageway, ceiling lighting and doors to both dining room and breakfast style kitchen.

BREAKFAST STYLE KITCHEN 15' 3" (max) x 8' 2" (max)

Open from the internal lobby area well furnished with a shaker style kitchen arrangement.

Gas centrally heated towel rail, wall tiling, extractor fan, ceiling lighting, roof double glazed Velux window and ceiling lighting.

OUTSIDE

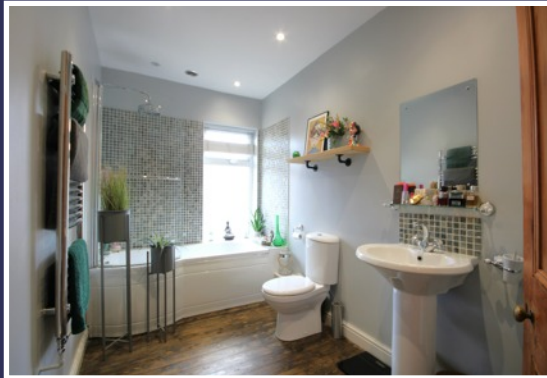
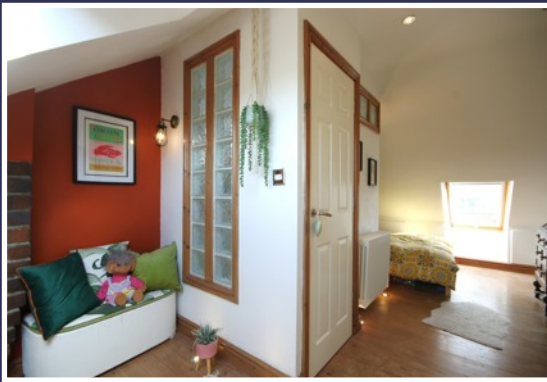
This deceptively spacious family home is set within one of Norton's highly sought after prestigious and truly regarded addresses. On approach the property greets you with a block paved drive providing off-road parking facilities together with provisions for an EV charging pod. The property further boasts traditional style features such as a delightful bay window and exterior decorative touches above both window unit and the shared pedestrian passageway. To the rear stands;

REAR GARDEN

Accessed through the property itself having tremendous length and featuring both generous lawn area together with various patio areas ideal for the likes of alfresco dining.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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At floor level a good range of base units having both drawer and cupboard storage, space and brick surround for Rangemaster style oven, grill and hob combination, space and plumbing for washing machine, space and plumbing for dishwasher, a gas central heating radiator and further a breakfast bar dining arrangement. Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap. At eye-level there a good range of wall mounted cupboard units, splashback tiling, UPVC double glazed window unit to the garden, extractor fan, ceiling lighting and a door to the garden.

FIRST FLOOR

FIRST FLOOR LANDING 11' 1" (max) x 5' 8" (max)

Accessed via stairs with balustrade from the entrance hallway having ceiling lighting, stairs with balustrade to second floor accommodation and further doors to all first floor accommodation.

BEDROOM TWO 11' 9" (max) x 10' 7" (max)

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

BEDROOM THREE 10' 9" (max) x 8' 10" (max)

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

FAMILY BATHROOM 10' 10" (max) x 6' 3" (max)

Entered through a door from the first floor landing beautifully appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, fitted bath panel and shower screen, pedestal toilet, pedestal wash hand basin with mixer tap, a gas centrally heated towel rail, wall tiling, built-in cupboard storage, an obscure UPVC double glazed window unit to front aspect, extractor fan, wall mounted shelving and ceiling lighting.

SECOND FLOOR ACCOMMODATION

Accessed via stairs with balustrade from the first floor landing having ceiling lighting and a door to;

BEDROOM ONE 19' 4" (max) x 11' 7" (max)

Entered through a door from the second floor landing having two roof Velux double glazed window units, fitted wardrobes, a gas central heating radiator and both inset floor lighting and ceiling lighting.

SHOWER ROOM ENSUITE 9' 1" (max) x 3' 4" (max)

Entered through a door from bedroom one and appointed with a three piece shower suite consisting of fitted corner shower with shower tray and sliding shower screen door, pedestal toilet and pedestal wash hand basin with mixer tap.

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.

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

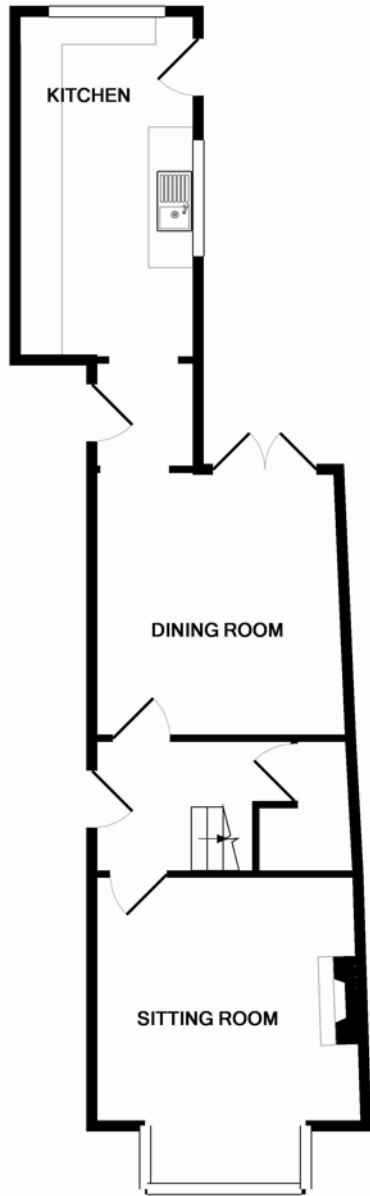
By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

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.

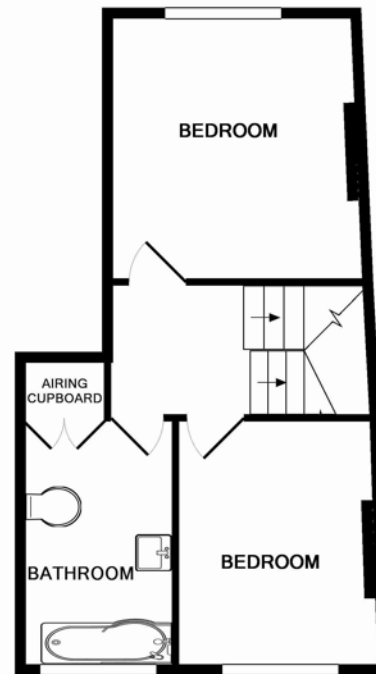
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

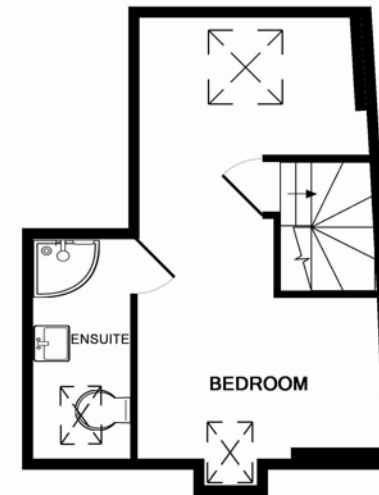


GROUND FLOOR

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).



1ST FLOOR



2ND FLOOR



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