



**ROMANY WAY, NORTON,  
STOURBRIDGE DY8 3JR**

**Taylor's**



# ROMANY WAY, NORTON, STOURBRIDGE DY8 3JR

Sitting at the **HEAD** of a **WELL-ESTABLISHED** and **QUIET CUL-DE-SAC ADDRESS** in **NORTON**, not far from **GREAT LOCAL SCHOOLING, SHOPS, SERVICES** and **COUNTRYSIDE WALKS**, stands this **EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and further available with **NO UPWARD CHAIN**, this **SUPERB RESIDENCE** comprises in brief; Entrance porch, entrance hallway, two reception rooms, breakfast kitchen, conservatory, downstairs w/c, three bedrooms and family bathroom. To the front lies a **SINGLE GARAGE FACILITY** and **AMPLE OFF-ROAD PARKING** provided by a **BLOCK-PAVED DRIVEWAY**, with to the rear a **MOST GENEROUS GARDEN SPACE** having both **PATIO** and **LAWN** areas. In order to view, please do not hesitate to contact **Taylors Estate Agents STOURBRIDGE office. Council Tax Band D.**



In further detail the accommodation is spread over two floors and comprises;

**ENTRANCE PORCH**

Having obscure UPVC double glazed french doors to front aspect.

**ENTRANCE HALLWAY 16'3" (max) x 6'4" (max)**

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

**LOUNGE 15'1" (max into bay) x 11'3" (max)**

Entered through a door from the entrance hallway, having walk-in UPVC double glazed bay window to front aspect, feature gas fire with brick surround, hearth and wood mantle, a gas central heating radiator, wall and ceiling lighting.

**DINING ROOM 11'3" (max) x 11'1" (max)**

Entered through a door from the entrance hallway, having feature gas fire with brick surround, hearth and wood mantle, UPVC double glazed patio door to garden aspect, a gas central heating radiator and ceiling lighting.

**KITCHEN 12'1" (max) x 8'8" (max)**

Entered through a door from the entrance hallway. At floor level, a good range of base units having both cupboard and drawer storage, space and plumbing for washing machine, fridge, rangemaster-style oven with hob combination and a gas central heating radiator.



**OUTSIDE**

The property is located within a highly-desirable and well established cul-de-sac address in Norton, not far from beautiful countryside walks, and local shops and services. On approach, the property has a generous block-paved driveway for multiple ehicles, leading to the front elevation and integral single garage.

**REAR GARDEN**

A most spacious area, having both lawn and patio areas, together with a drained pond. Housing multiple mature trees, shrubs and bushes, it is a well-established garden space ideal for any future prospective purchaser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Surmounted on top are roll-edged worktops having inset sink with drainer and mixer tap. At eye level, good range wall-mounted cupboard units, splashback tiling, extractor fan, UPVC double glazed window unit to garden aspect, ceiling lighting and door to conservatory.

**CONSERVATORY 9'3" (max) x 9'3" (max)**

Entered through a door from the kitchen, having multiple UPVC double glazed window units to garden aspect, a gas central heating radiator, UPVC double glazed french door to garden aspect, door to garage and door to w/c.

**DOWNSTAIRS W/C**

Door from conservatory, having obscure UPVC double glazed window unit to side aspect, pedestal toilet, wall-mounted shelving and ceiling lighting.

**LANDING 7'8" (max) x 6'4" (max)**

Accessed via stairs with balustrade from the entrance hallway, having obscure UPVC double glazed window unit to side aspect, ceiling lighting and doors to all first floor accommodation.

**BEDROOM ONE 15'7" (max) x 9'3" (max)**

Entered through a door from the landing, having built-in wardrobes, UPVC double glazed bay window to front aspect, a gas central heating and ceiling lighting.

**BEDROOM TWO 11'11" (max) x 9'3" (max)**

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

**BEDROOM THREE 10'3" (max) x 6'4" (max)**

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

**BATHROOM 7'8" (max) x 6'4" (max)**

Entered through a door from the landing, appointed with a three piece bathroom suite consisting of fitted bath with bath panel, overhead shower and shower screen, pedestal wash hand basin with hot/cold tap combination, pedestal toilet, a gas central heating radiator, airing cupboard storage housing boiler, wall tiling, obscure UPVC double glazed window unit to garden aspect, extractor fan and 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.

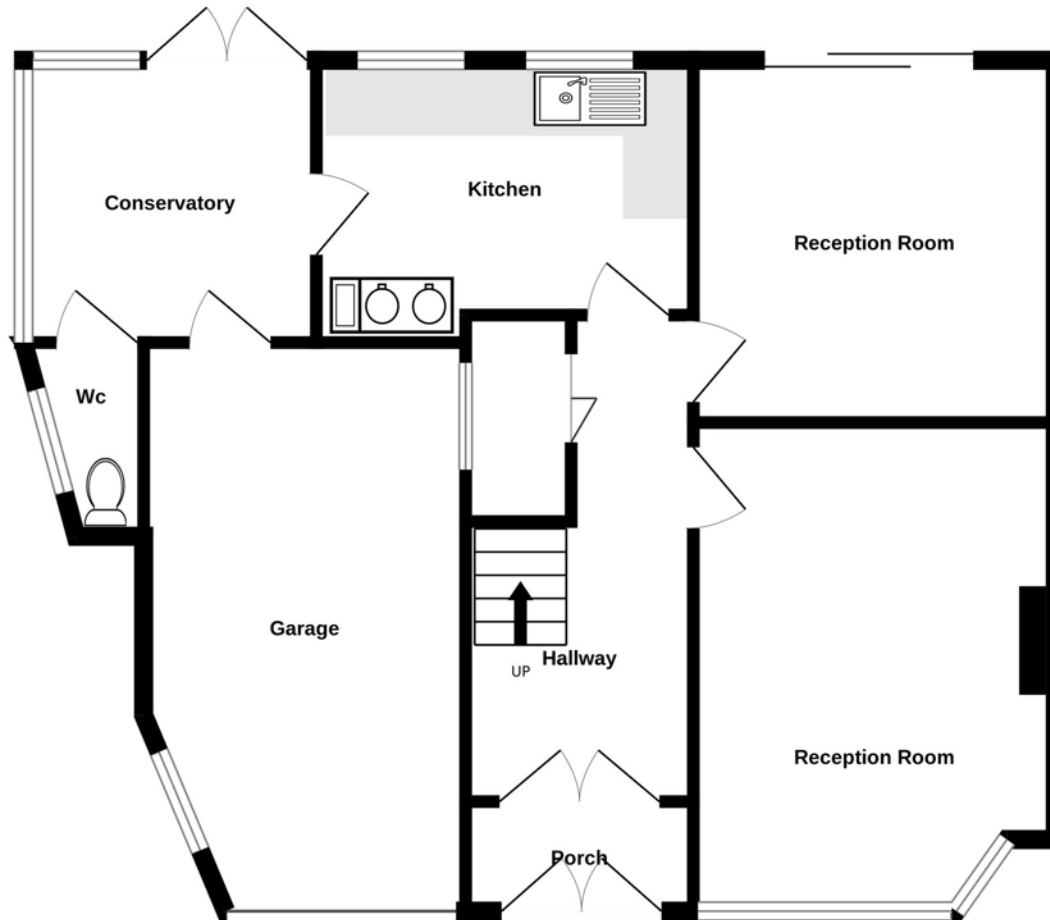
**PLANNING PERMISSION/ BUILDING REGULATIONS**

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.

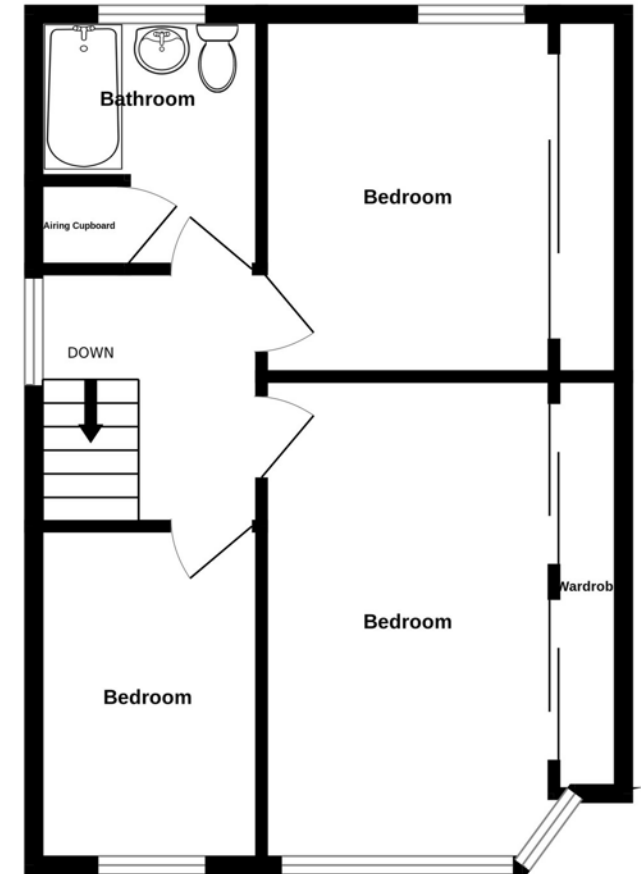
**MISREPRESENTATION ACT 1967**

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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