



**POPLAR ROAD, NORTON,
STOURBRIDGE DY8 3BD**





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Pleasantly situated in this desirable location, this THOUGHTFULLY REPLANNED, THREE BEDROOM, TRADITIONAL, SEMI-DETACHED FAMILY HOME is available for sale with NO UPWARD CHAIN. The ENLARGED layout which includes gas central heating and double glazing, comprises: Reception Hall, Front Sitting Room, Generous Rear Sitting Room with Dining Area, Kitchen, Guests Cloakroom, Landing, Three Bedrooms and Bathroom. Drive to Garage and with an Enclosed Rear Garden. Council Tax Band C.



In further detail the accommodation which is planned over two floors is seen here to comprise;

GROUND FLOOR

A UPVC door with inset obscure double glazing, opens to the;

RECEPTION HALL

With stairs leading off rising with a balustrade to the first floor accommodation (later mentioned), central heating radiator and with an engineered oak panel flooring. There is also some understair storage, a ceiling light point and doors which lead off;

FRONT RECEPTION ROOM/SITTING ROOM 13' 0" x 11' 4"

With a delightful "walk-in" UPVC double glazed bay window to the front, feature fireplace which includes a gently raised and projecting hearth together with an inset "coal effect" living flame styled gas fire. Central heating radiator, provisions for a television, coving to the ceiling and with a ceiling light point. Double opening bi-fold doors continue to;

ENLARGED REAR RECEPTION ROOM/FAMILY ROOM 17' 1" x 15' 0" (only when measured at widest points)

With an additional approach from the reception hall, this GENEROUS LIVING SPACE can provide both for additional seating as well as the arrangement of dining table and chairs as may be preferred. A crescent with UPVC double glazed windows and double opening UPVC double glazed French doors views to the rear garden, and to a chimney breast there is a part recessed "contemporary styled" pebbled effect gas heater. Fitted display shelving and cupboard storage, fashionable "ladder styled" heated towel radiator, additional UPVC double glazed window viewing to the rear garden, coving to the ceiling, recessed ceiling lighting and with a conventional ceiling light point. Double opening part glazed bi-fold doors continue;

KITCHEN 10' 10" x 7' 7"

With a UPVC double glazed window to the rear and UPVC part double glazed door offering an approach to the rear garden (later mentioned).



GARAGE 14' 6" x 7' 10"

With an up-and-over door, LED ceiling light, door which returns to the earlier mentioned "lobby area" from the kitchen, and further with UTILITY SPACE which includes suitable space and plumbing for an automatic washing machine, other appliance space and with a wall mounted "Glow-worm" gas fired self-condensing boiler system.

ENCLOSED REAR GARDEN

May be approached from the kitchen, or alternatively from the rear reception room. An initial patio area deepens just behind the kitchen and has an adjoining lawned garden area. There is a gentle rise to an additional level tier of lawn with surrounding borders containing an array of plants and shrubs. Overall this is an enclosed aspect with timber fencing.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Furnished with a range of “shaker styled” cupboard fronted units, the base cupboards and drawers are surmounted by contrasting roll edged work surfaces and include an inset stainless steel one and a half bowl sink and drainer having mixer tap above. Complementary splashback tiling forms a surround to the work surfaces and continues to the broad cooker position with suitable space for a range style cooker and with a fitted canopy hood above. Selection of wall mounted cupboards providing additional storage space, built-in dishwasher, shelving, tiled floor, coving to the ceiling and with a ceiling light point. An open approach is offered to a “lobby area” with a recess suitable for a tall fridge/freezer, and also with an approach to the rear of the GARAGE (later mentioned). Tiled floor, and with a door opening to;

GUESTS CLOAKROOM

Appointed with a white suite to include a low level WC and a wash hand basin presiding above fitted shelving. Central heating radiator, tiled floor, extractor fan and with a ceiling light point.

FIRST FLOOR

Returning to the reception hall, stairs lead off turning upon passing a UPVC obscure double glazed window, to continue to the;

LANDING

With loft access point, ceiling light point and with doors radiating off;

BEDROOM ONE 13' 6" x 10' 9" (when measured at widest points)

With a delightful “walk-in” UPVC double glazed bay window to the front, central heating radiator, picture rail, and with a ceiling light point.

BEDROOM TWO 11' 3" x 10' 7"

With a large UPVC double glazed window to the rear, central heating radiator, picture rail and ceiling light point.

BEDROOM THREE 8' 1" x 6' 2"

With a UPVC double glazed window to the front, versatile wardrobe recess which includes shelving and understorage, central heating radiator and with a ceiling light point.

BATHROOM 6' 10" x 5' 6"

With a UPVC obscure double glazed window to the rear and appointed with a white suite to include a moulded panelled bath having shower over, complementary clear glazed shower screen and with full height splashback tiling around the bath extending at part height to both the pedestal wash hand basin and low level WC. Central heating radiator, tiled floor, extractor fan and ceiling light point.

OUTSIDE

Favouring a position within this established address, set back behind a lawned foregarden with an adjoining driveway providing for both vehicular parking space and an approach to the property’s principal front entrance. The drive also extends to the;

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

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.

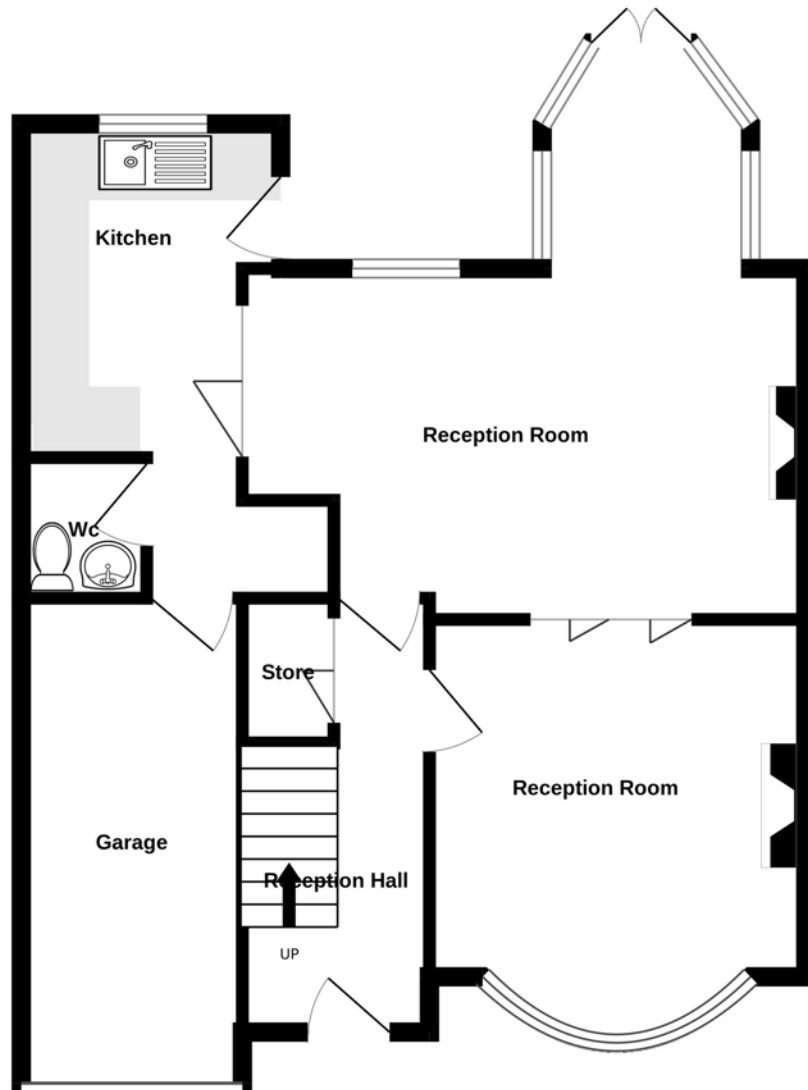
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Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained.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

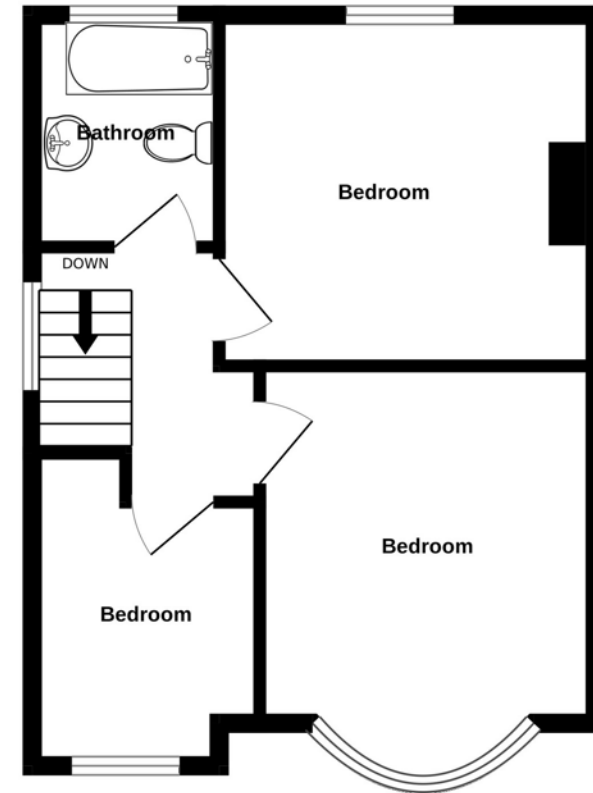
MISREPRESENTATION ACT 1967

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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