



**WITTON STREET, NORTON,  
STOURBRIDGE DY8 3YE**

**Taylor's**

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## WITTON STREET, NORTON, STOURBRIDGE DY8 3YE

Occupying a PLEASANT and MOST ENVIUOUS POSITION within one of the most DESIRABLE ADDRESS' IN NORTON, not far from STOURBRIDGE TOWN CENTRE, MARY STEVENS PARK and GREAT LOCAL SCHOOLING, lies this TREMENDOUSLY IMPROVED and EXQUISITE EXAMPLE of a PERIOD, TWO DOUBLE BEDROOM END OF TERRACE HOME. Having GAS CENTRAL HEATING and DOUBLE GLAZING the property comprises in brief; Lounge with BAY WINDOW and REAL WOOD LOG BURNER, dining room, kitchen, utility, downstairs shower room, TWO DOUBLE BEDROOMS and family bathroom. The property further has a SUBSTANTIAL REAR GARDEN having both LAWN AREA and SHALE AREA ideal for garden furniture and entertaining. A home that MUST BE VIEWED to be FULLY APPRECIATED. To do so, contact Taylor's Estate Agents STOURBRIDGE office. Council Tax Band C.

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

### LOUNGE 11'8" (plus bay) x 10'7"

Entered via a obscure UPVC double glazed front door, having feature UPVC double glazed 'walk-in' bay window, feature 'real-wood' log burner with brick surround, tiled hearth and brick mantle, a gas central heating radiator and ceiling lighting.

### DINING ROOM 12'9" x 10'7"

Entered through a door from the lounge, having a gas central heating radiator, feature fireplace with tiled hearth, surround and wood mantle, obscure UPVC double glazed window unit to side aspect, UPVC double glazed window unit to garden aspect, door with stairs to first floor accommodation (later detailed) and ceiling lighting.

### KITCHEN 9'4" x 6'5"


Entered through a door from the dining room, lavishly furnished with a delightful cream wood grain kitchen. At floor level, a good range of base units having both cupboard and drawer storage, further housing integrated oven. Surmounted on top real-wood worktops having inset four point gas hob and inset 'Belfast sink with drainer and mixer tap. At eye level, a gas central heating radiator, splashback tiling, extractor fan, good range of wall mounted cupboard units, cupboard housing boiler, UPVC double glazed window unit to garden aspect and ceiling lighting.

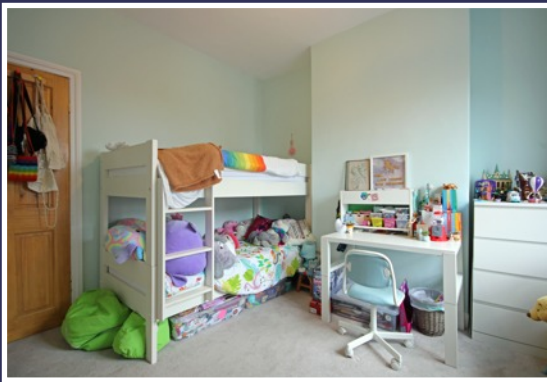
The property boasts tremendous period features from the outside with a traditional front walled area together with bay-window aspects. To the rear lies;

### REAR GARDEN

Can be accessed either via the property's side access or via the kitchen, it is a generous size in length, having a delightful mixture of both patio, shale and lawn areas, ideal for families and adults alike to entertain and relax in.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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 	



#### UTILITY 6'8" x 4'6"

Entered via an opening from the kitchen, having fitted real-wood worktop, plumbing for washing machine and tumble dryer, space for larder style fridge freezer combination, obscure UPVC double glazed window unit to garden aspect and ceiling lighting.

#### DOWNSTAIRS SHOWER ROOM 5'1" x 4'0"

Entered through a door from the utility, beautifully appointed with a three-piece shower suite consisting of a fitted corner shower with shower tray, sliding glass shower screen doors, pedestal toilet, wall-mounted wash hand basin with mixer tap, a gas centrally heated towel rail, wall tiling, extractor fan, velux window and ceiling lighting.

#### FIRST FLOOR ACCOMMODATION

#### BEDROOM ONE 12'10" x 10'7"

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

#### BEDROOM TWO 11'9" x 10'7"

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

#### BATHROOM 8'9" x 6'2"

Entered through a door from bedroom one, superbly appointed with a three-piece bathroom suite consisting of fitted bath with bath panel, overhead shower, glass shower screen and hot/cold tap combination, pedestal toilet, pedestal wash hand basin with hot/cold tap combination, a gas centrally heated towel rail, wall tiling, obscure UPVC double glazed window unit to garden aspect, extractor fan and ceiling lighting.

#### OUTSIDE

The property is desirably situated in a most-popular and envious address in Norton, not far from Stourbridge Town Centre, Mary Stevens Park and good local schooling.

#### 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.



#### Agents contact details:

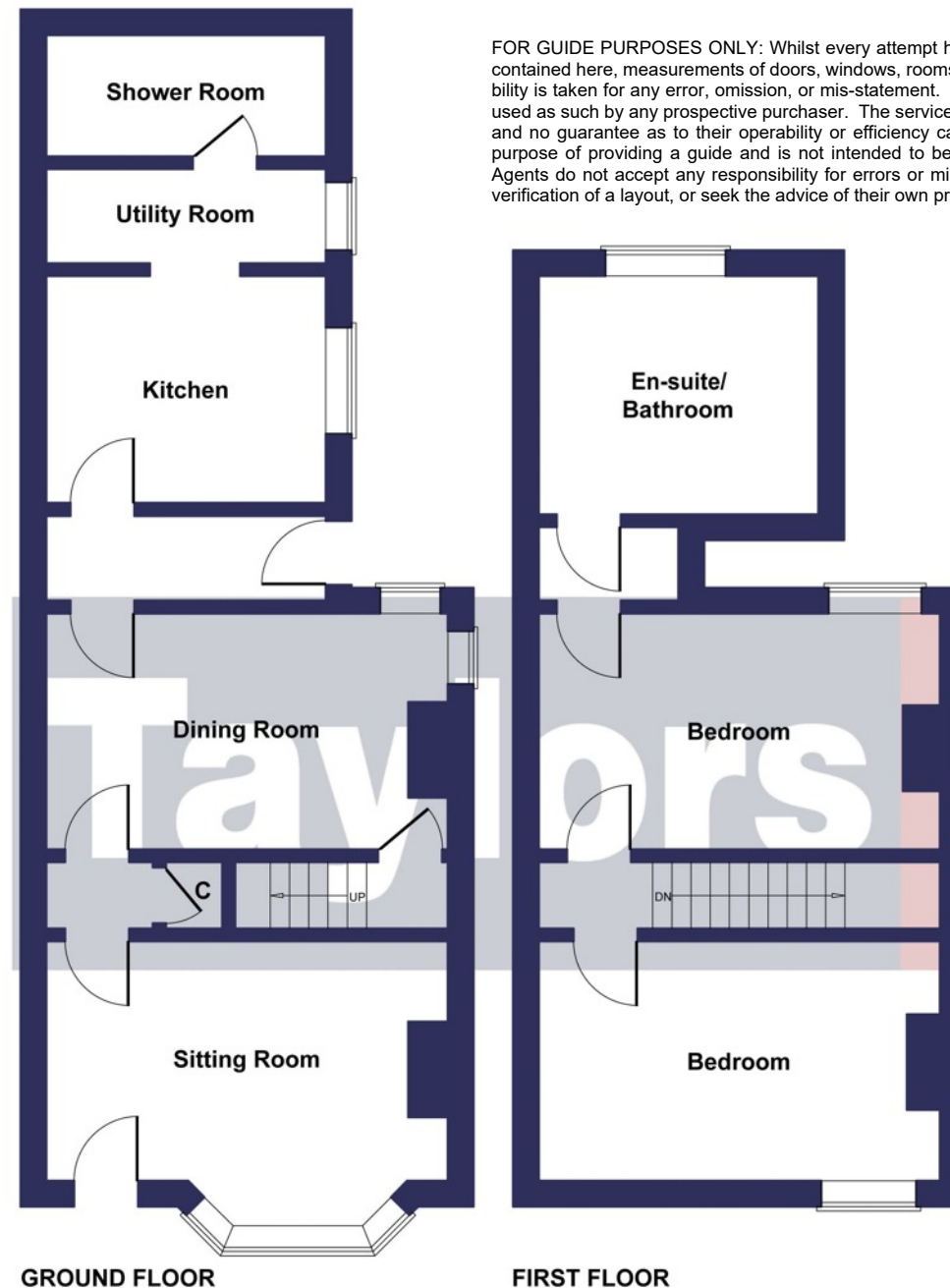
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FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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).



GROUND FLOOR

FIRST FLOOR



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

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