



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



## WITTON STREET, NORTON, STOURBRIDGE DY8 3YF

Sitting upon a **TRULY FAVOURABLE** and **ENVIUOUS POSITION** within this **HIGHLY SOUGHT-AFTER** and **MOST POPULAR NORTON ADDRESS**, only a **STONES THROW** from **SUPERB LOCAL SCHOOLS** (both primary, secondary and sixth form), **NEARBY PARKS** (such as Mary Stevens) and **STOURBRIDGE TOWN CENTRE**, stands this **PERIOD, DOUBLE BAY-FRONTED TWO BEDROOM END OF TERRACE RESIDENCE**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING** and further available with **NO UPWARD CHAIN**, this **DECEPTIVELY SPACIOUS CHARACTER HOME** comprises in brief; Entrance porch, entrance hallway, bay-fronted lounge, cellar, dining room, lobby area leading to kitchen, downstairs w/c or utility, first floor 'gallery-style' landing, two double bedrooms (one with bay-window), a dressing room/study area leading to the first floor bathroom. To the front aspect lies a **PETITE RAISED BRICK WALL** with a **POTTING AREA** leading up to the front elevation and shared side passageway, with to the rear a **PRIVATE, SUNNY** and **TRULY GENEROUS GARDEN SPACE**. To **FULLY APPRECIATE** the accommodation on offer a viewing is **ESSENTIAL** and to do so please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: **Brick built with tiled pitched roof**. All mains services connected. **Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage**. Council Tax Band **C**. EPC **D**.



The accommodation is set over two floors and comprises;

### GROUND FLOOR

#### ENTRANCE PORCH

Having a UPVC front door with adjoining obscure UPVC double glazed unit to front aspect, wall lighting and an obscure wooden door leading to the entrance hallway.

#### ENTRANCE HALLWAY 15' 6" (max) x 9' 6" (max)

Having an obscure wood door from the entrance porch, gas central heating radiator, stairs with balustrade to first floor accommodation (later detailed), a door to the underground cellar, ceiling lighting and doors to further ground floor accommodation.

#### CELLAR 20' 1" (max) x 13' 2" (max)

Accessed via stairs from the entrance hallway having strip ceiling lighting and a stone floor.

#### LOUNGE 15' 1" (max) x 10' 0" (max)

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

#### DINING ROOM 13' 5" (max) x 13' 4" (max)

Entered through a door from the entrance hallway having a feature fireplace with stone surround and mantle, fitted wall shelving, a gas central heating radiator, UPVC double glazed window unit to garden aspect and ceiling lighting.



There is built-in cupboard storage, wall tiling and obscure UPVC double glazed window unit to garden aspect, a gas central heating radiator and ceiling lighting.

### OUTSIDE

The property is a desirable end of terrace traditional home sitting upon a favourable and envious position within this highly sought after and popular Norton address. On approach the property greets you with on street parking, double bay window aspect, and a small raised brick front potting/garden area then leading up to the front elevation of the property together to the shared side pedestrian passageway door. To the rear of the property is found;

### GARDEN

A truly private, sunny and generous garden area having both patio and lawn areas, further providing a delightful rear aspect over the surrounding Norton addresses such as Fredericks Close. It provides a wealth of space ideal for any next future custodians and to be enjoyed by all.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



#### LOBBY AREA 7' 7" (max) x 6' 5" (max)

Entered through a door from the dining room having ceiling lighting, an obscure UPVC double glazed window to garden aspect with adjoining obscure UPVC double glazed window unit to garden aspect and an opening to the kitchen.

#### KITCHEN 10' 9" (max) x 8' 7" (max)

Open from the initial lobby area having a good range of base units with both drawer and cupboard storage and space for a cooker. Surmounted on top are roll edged work tops having inset sink with drainer and mixer tap. At eye-level there are wall mounted cupboard units, a wall mounted boiler, a gas central heating radiator, a UPVC double glazed window unit to garden aspect ceiling lighting and a door to the downstairs WC/Utility area.

#### DOWNSTAIRS WC/UTILITY AREA 9' 2" (max) x 6' 7" (max)

Entered through a door from the kitchen having plumbing for a washing machine, a gas central heating radiator, pedestal wash hand basin with hot and cold tap combination, pedestal toilet and an obscure UPVC double glazed window to garden aspect and ceiling lighting.

### FIRST FLOOR

#### LANDING 19' 7" (max) x 12' 4" (max)

Accessed via stairs with balustrade from the entrance hallway being gallery in style and having a gas central heating radiator, loft hatch to loft space, ceiling lighting and doors to further first floor accommodation.

#### BEDROOM ONE 15' 3" (max) x 15' 0" (max)

Entered through a door from the landing having a feature walk-in UPVC double glazed bay window to front aspect, a gas connection for a fire, gas central heating radiator, built-in cupboard storage and ceiling lighting.

#### BEDROOM TWO 13' 5" (max) x 11' 5" (max)

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

#### DRESSING ROOM/WORK FROM HOME STUDY 7' 5" (max) x 7' 4" (max)

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

#### BATHROOM 10' 9" (max) x 8' 6" (max)

Entered through a door from the dressing room/study area, well appointed with a three piece bathroom suite consisting of a fitted bath with overhead shower, fitted bath panel and shower screen, pedestal toilet, pedestal wash hand basin with hot and cold tap combination,



#### Agents contact details:

85 High Street,  
STOURBRIDGE,  
DY8 1ED

t. 01384 395555

f. 01384 441206

e. [stourbridge@taylorsestateagents.co.uk](mailto:stourbridge@taylorsestateagents.co.uk)

### 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.

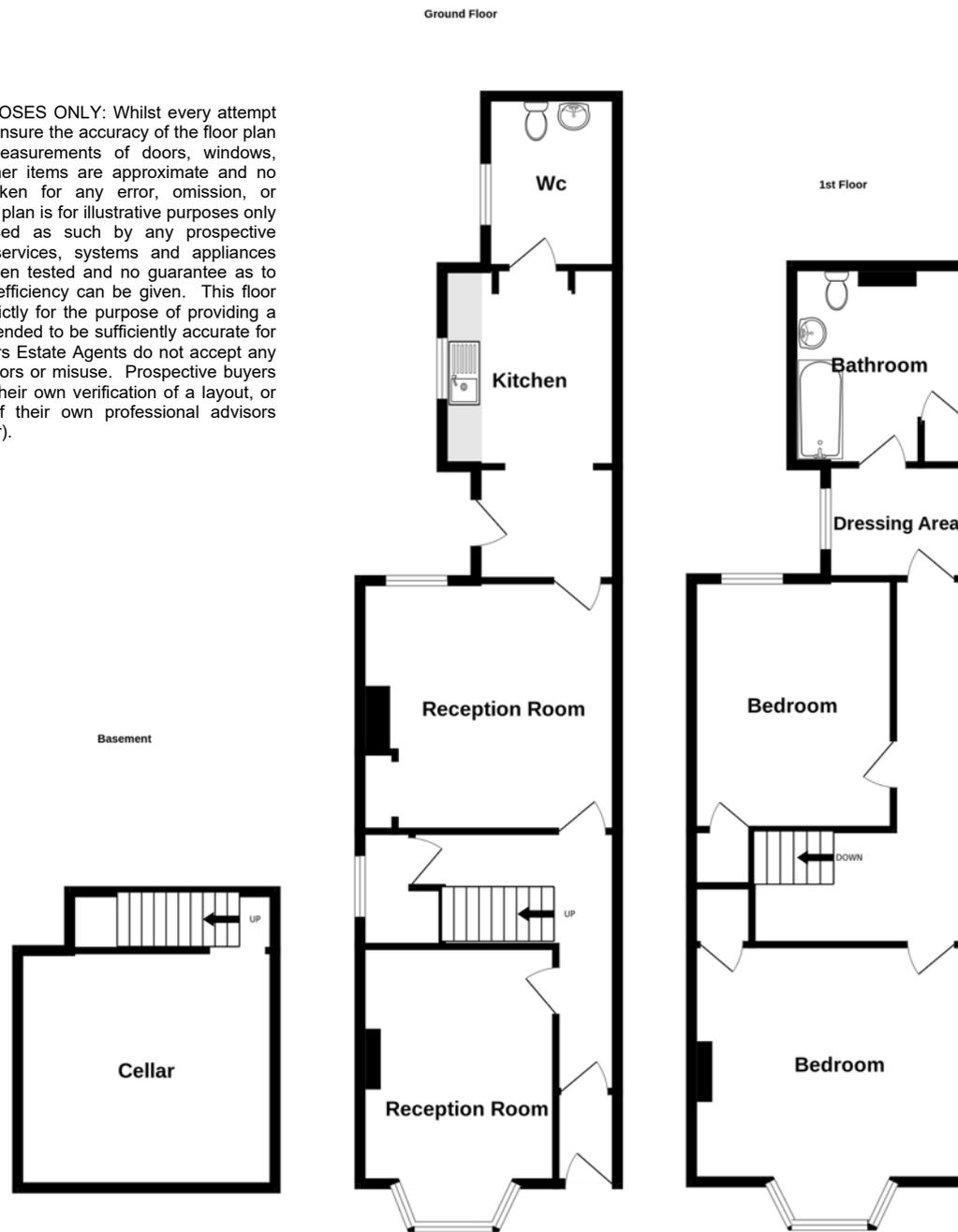
### PLANNING PERMISSION/ BUILDING REGULATIONS

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.

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).



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

[www.taylors-estateagents.co.uk](http://www.taylors-estateagents.co.uk)