



**MARSTON CLOSE,  
NORTON, STOURBRIDGE DY8 3JT**



# Taylor's

## MARSTON CLOSE, NORTON, STOURBRIDGE DY8 3JT

**DELIGHTFULLY POSITIONED** within this **QUIET** and **HIGHLY SOUGHT-AFTER CUL-DE-SAC ADDRESS** of **NORTON**, which is **TRULY CONVENIENT** for **GREAT LOCAL SCHOOLS** (both Primary, Secondary and Sixth Form), **SHOPS/SERVICES** (both **STOURBRIDGE TOWN CENTRE** and **WOLLASTON HIGH STREET**) and **LOCAL COUNTRYSIDE WALKS** (such as **BUNKERS HILL NATIONAL FOREST**) stands this **MOST IMMACULATE, TREMENDOUSLY IMPROVED** and **'MOVE IN READY'** **THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the accommodation comprises in brief; Entrance hallway, full width modern dining kitchen, full width lounge, rear conservatory, first floor landing, three bedrooms and modern family bathroom. To the front aspect stands a **PRISTINE TARMAC DRIVE** with **BLOCK-PAVED EDGING** providing **OFF-ROAD PARKING**, with to the rear a **SUNNY, PRIVATE** and **WELL-LANDSCAPED REAR GARDEN SPACE** boasting a **PURPOSE-BUILT GARDEN ROOM, PATIO AREA** ideal for 'alfresco dining' and potting boarders. A viewing is **TRULY ESSENTIAL** to appreciate the level of finish and to do so please contact Taylor's Estate Agents **STOURBRIDGE** office. Construction: Brick built with tiled pitched roof. All mains services connected. Broadband/ Mobile coverage: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

The accommodation is set over two floors and comprises;

### GROUND FLOOR

#### ENTRANCE HALLWAY 6' 0" (max) x 4' 3" (max)

Having an obscure double glazed composite front door with adjoining obscure double glazed window panels, floor tiling, a gas central heating radiator, stairs with a glass balustrade to the first floor accommodation (later detailed), ceiling lighting and doors to ground floor accommodation.

#### KITCHEN 15' 7" (max) x 9' 0" (max)

Entered through a glazed wood door from the entrance hallway being immaculately and beautifully furnished with a gloss two tone kitchen arrangement. At floor level there are a superb range of base units having both drawer and cupboard storage, space and plumbing for washing machine, space for an integrated wine cooler, integrated oven and grill combination, space for a microwave and gas central heating radiator. Surmounted on top are granite work tops with granite upstand and splashback tiling having integrated four point electric hob and inset Belfast style sink with drainer and mixer tap. At eye-level there are once again a superb range of wall mounted cupboard units, space for larder style fridge combination, extractor fan, under unit lighting, door to a pantry store, two UPVC double glazed window units to front aspect, two integrated ceiling Bose speakers and spot ceiling lighting.

#### LOUNGE 15' 6" (max) x 10' 9" (max)

Entered through a glazed door from the entrance hallway having a gas central heating radiator, UPVC double glazed window unit to conservatory aspect, UPVC double glazed French doors to conservatory and ceiling lighting.

#### REAR GARDEN

An immaculately presented, sunny aspect and private space which boasts a thoughtfully designed patio area, raised beds for potting and further houses a purpose built garden room.

#### GARDEN ROOM/HOME OFFICE 11' 1" (max) x 8' 5" (max)

Constructed using a Douglas fir timber, exquisitely formed and purpose built for the area having insulation, a separate fuse board, spot ceiling lighting, flooring, two double power points, internal wood cladding an obscure composite front door and an obscure UPVC double glazed window unit to the garden aspect.



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



#### CONSERVATORY 14' 7" (max) x 8' 7" (max)

Having UPVC double glazed French doors from the lounge, further with a gas central heating radiator, multiple UPVC double glazed window units to garden aspect with adjoining UPVC double glazed French doors to garden aspect and fan ceiling lighting.

#### FIRST FLOOR

##### LANDING 8' 9" (max) x 8' 9" (max)

Accessed via stairs with glass balustrade from the entrance hallway having a loft hatch to loft space, ceiling lighting and doors to all first floor accommodation.

##### BEDROOM ONE 11' 1" (max) x 8' 6" (max)

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

##### BEDROOM TWO 9' 2" (max) x 9' 1" (max)

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

##### BEDROOM THREE 7' 8" (max) x 6' 8" (max)

Entered through a door from the landing having fitted shelving, fitted wardrobes with integrated shelving and hand rails, a UPVC double glazed window to garden aspect, a gas central heating radiator and ceiling lighting.

##### BATHROOM 6' 3" (max) x 6' 1" (max)

Entered through a door from the landing and beautifully appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, fitted bath panel and shower curtain, vanity unit housing toilet and wash basin with mixer tap and gas central heating towel rail, floor and wall tiling, a wall mounted cupboard unit, an obscure UPVC double glazed window unit to front aspect, extractor fan and ceiling lighting.

#### OUTSIDE

The property holds a delightful position within a quiet and highly sought after cul-de-sac address of Norton. Upon approach the property greets you with a pristine tarmac drive having block paved edging which provides ample off-road parking, further leading to the front elevation and the property's generous side access point to;

#### 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.

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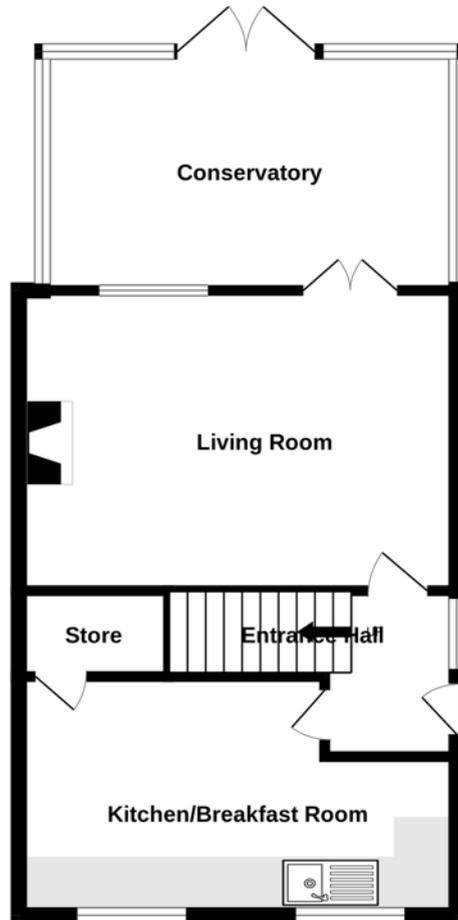
#### MISREPRESENTATION ACT 1967

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.

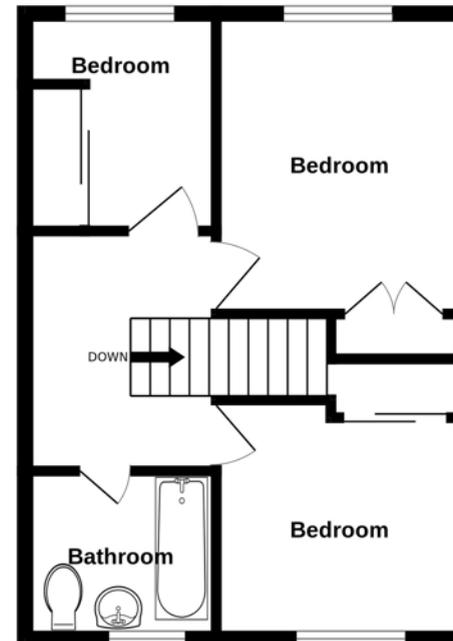
Ground Floor



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



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