



**SHENSTONE AVENUE,  
NORTON, STOURBRIDGE DY8 3ES**

**Taylor's**



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SET WITHIN A MOST POPULAR and DESIRABLE ADDRESS OF NORTON, further TRULY CONVENIENT for SUPERB LOCAL SCHOOLS (Primary, Secondary and Sixth Form), LOCAL SHOPS/SERVICES and NEARBY IDYLIC COUNTRYSIDE WALKS and PARKS (such as Bunkers Hill National Forest and Mary Stevens Park), stands this 'MOVE-IN READY', MODERN and WELL-PLANNED THREE BEDROOM MID-TERRACED FAMILY HOME. Having GAS CENTRAL HEATING and DOUBLE GLAZING, the accommodation comprises in brief; Entrance porch, entrance hallway open to bay-aspect lounge, full-width dining kitchen, first floor landing, three good bedrooms and family four-piece bathroom suite. To the front aspect stands GENEROUS OFF-ROAD PARKING via a BLOCK-PAVED DRIVE, with to the rear a PRIVATE and SUNNY ASPECT GARDEN SPACE perfect for the likes of 'alfresco dining' together with GARDEN SHED/ROOM. A viewing is ESSENTIAL to fully appreciate the accommodation on offer and to do so please contact Taylor's Estate Agents STOURBRIDGE office. Tenure: FREEHOLD. Construction: Brick built with rendering and 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). Council Tax



The accommodation is set over two floors and comprises;

### GROUND FLOOR

#### ENTRANCE PORCH

Having UPVC double glazed front door with adjoining UPVC double glazed window units to front aspect, ceiling lighting and a composite obscure double glazed door to the entrance hallway.

#### ENTRANCE HALLWAY 14' 1" (max) x 6' 5" (max)

Having a composite double glazed obscure front door, stairs to first floor accommodation (later detailed), a gas central heating radiator, understairs storage, door to the rear dining kitchen open to the lounge and further ceiling lighting.

#### LOUNGE 12' 4" (max) x 11' 10" (max)

Open from the entrance hallway having a gas central heating radiator, UPVC double glazed bay aspect unit to front, space for fireplace and ceiling lighting.

#### DINING KITCHEN 18' 7" (max) x 10' 1" (max)

Entered through a door from the entrance hallway beautifully furnished with a light grey shaker style kitchen arrangement. At floor level a superb range of base units having both cupboard, drawer and deep pan drawer storage, integrated oven and grill combination, space and plumbing for washing machine and a gas central heating radiator.



### OUTSIDE

The property sits within a popular and desirable address of Norton and is further very convenient for local schools, local shops and services and idyllic countryside walks and parks. On approach the property greets you with generous off-road parking via a block paved drive which further leads to the front elevation, and further to a shared side entry passageway leading through to;

### GARDEN

Located to the rear is a truly private and sunny aspect garden space not only perfect for playing but also entertaining for the likes of alfresco dining. The space further benefits from a garden shed/room which has electric facilities.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Surmounted on top are marble effect work tops having inset four point gas hob combination and inset sink with drainer and mixer tap. At eye-level wall mounted cupboard units, space for an American fridge/freezer style combination, splashback upstand, extractor fan, UPVC double glazed window unit to garden aspect, UPVC double glazed doors to the garden and ceiling lighting.

## FIRST FLOOR

LANDING 8' 2" (max) x 5' 7" (max)

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

BEDROOM ONE 12' 5" (max) x 11' 7" (max)

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

BEDROOM TWO 12' 4" (max) x 11' 1" (max)

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

BEDROOM THREE 9' 3" (max) x 8' 8" (max)

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' 3" (max) x 8' 1" (max)

Entered through a door from the landing well appointed with a four piece bathroom suite consisting of a fitted corner bath with bath panel and mixer tap arrangement, fitted corner shower with shower tray and sliding shower screen door, pedestal toilet, pedestal wash hand basin with mixer tap, floor and wall tiling, a gas centrally heated towel rail, an 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 affect 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:

85 High Street,  
STOURBRIDGE,  
DY8 1ED

t. 01384 395555

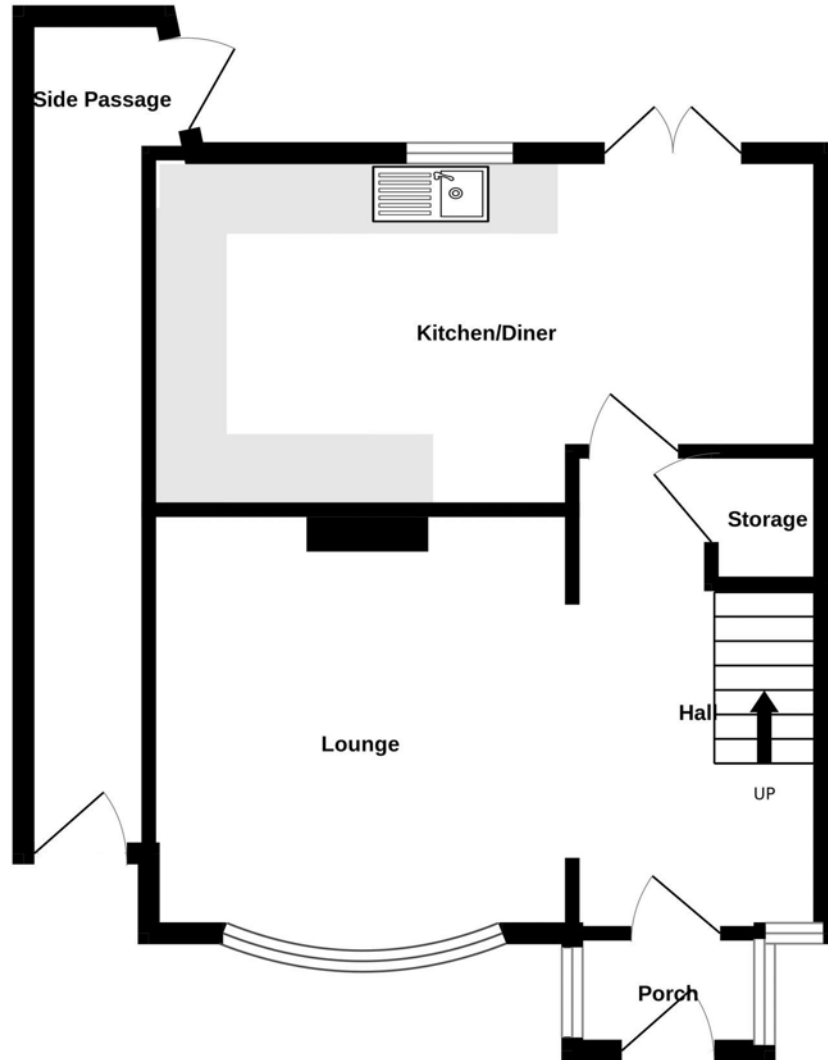
f.01384 441206

e. [stourbridge@taylors-estateagents.co.uk](mailto:stourbridge@taylors-estateagents.co.uk)

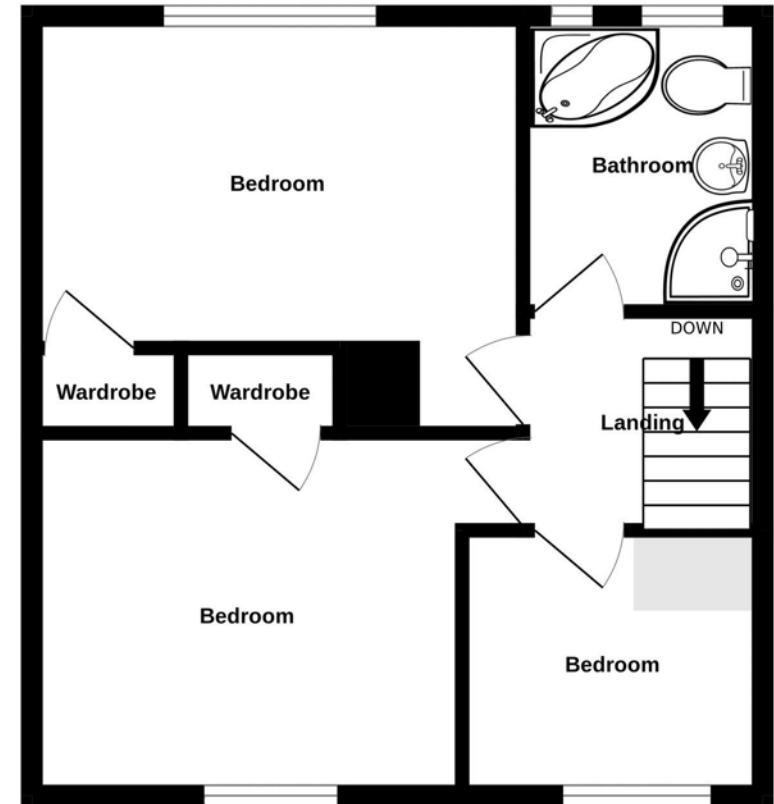
### MISREPRESENTATION ACT 1967

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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