



**ROSEMARY LANE,
NORTON, STOURBRIDGE DY8 3EP**

Taylor's

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Located upon a **MOST POPULAR** and **HIGHLY DESIRABLE ADDRESS** in **NORTON**, **TRULY CONVENIENT** for **SUPERB NEARBY SCHOOLS**, **LOCAL PARKS** (such as Swan Pool and Mary Stevens) and **LOCAL NEARBY HIGH STREETS**, stands this **WELL-PLANNED** and **SPACIOUS THREE BEDROOM MID-TERRACE FAMILY HOME**. Having **GAS CENTRAL HEATING**, **DOUBLE GLAZING**, and further available with **NO UPWARD CHAIN**, the accommodation comprises in brief; Entrance hallway, lounge, kitchen, dining room, outdoor coal house/shed with w/c, first floor landing, three bedrooms and a modern shower rooms with separate w/c. Occupying the front aspect stands **OFF-ROAD PARKING** for **MULTIPLE VEHICLES**, with to the rear a **MOST GENEROUS GARDEN SPACE** having both **LAWN** and **PATIO AREAS**. To arrange a viewings at the **MOST EARLIEST CONVENIENCE** please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office. Tenure: **FREEHOLD**. Construction: **Brick built with a tiled pitched roof**. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band **B**. EPC **D**.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 14' 0" (max) x 6' 4" (max)

Having an obscure UPVC double glazed front door, a UPVC double glazed window to front aspect, a gas central heating radiator, understairs cupboard storage, stairs with balustrade to the first floor accommodation (later detailed), ceiling lighting and doors to ground floor accommodation.

LOUNGE 11' 9" (max) x 11' 9" (max)

Entered through a door from the entrance hallway having a feature electric fire (further having a gas point connection) with stone surround, hearth and mantle, feature UPVC double glazed bay window to front aspect, gas central heating radiator, ceiling lighting and a door to the kitchen.

KITCHEN 10' 4" (max) x 9' 5" (max)

Entered through a door from the lounge. At floor level there are a good range of base units having both drawer and cupboard storage, plumbing for washing machine, space for oven and grill combination. Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap. At eye-level a gas central heating radiator, splashback tiling, a range of both larder style and wall mounted cupboard units, obscure UPVC double glazed door to the garden aspect, an UPVC double glazed window unit to garden aspect, ceiling lighting and a door to the dining room.

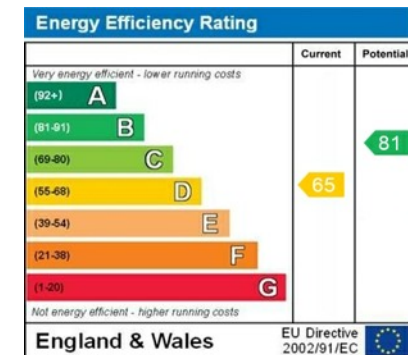


OUTSIDE

The property sits within a most popular and truly desirable address in Norton convenient for superb nearby schools, local parks and local shops/services. On approach the property greets you with a generous driveway providing off-road parking for a couple of vehicles which then leads up to the front elevation of the property and to a door providing shared access via a shared passageway to the rear garden.

REAR GARDEN

Having its own independent access through a gate from the shared passageway it is a truly generous space having both lawn and patio areas therefore making ideal for any next future custodian.





DINING ROOM 8' 9" (max) x 8' 8" (max)

Entered through a door either from the kitchen or the entrance hallway having a gas central heating radiator, built-in cupboard storage, a UPVC double glazed patio door to garden aspect and ceiling lighting.

OUTSIDE COAL SHED STORE AND WC

Accessed via a door from the kitchen being sheltered undercover and housing electrical points, useful outdoor storage, a pedestal toilet and a window to the garden aspect.

FIRST FLOOR

LANDING 9' 1" (max) x 8' 3" (max)

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

BEDROOM ONE 12' 4" (max) x 11' 8" (max)

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

BEDROOM TWO 12' 3" (max) x 10' 9" (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 7' 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.

FIRST FLOOR WC 5' 4" (max) x 2' 6" (max)

Entered through a door from the landing and having pedestal toilet, ceiling lighting and an obscure UPVC double glazed window unit to garden aspect.

SHOWER ROOM 8' 4" (max) x 5' 3" (max)

Entered through a door from the landing being well appointed with a modern shower suite consisting of a fitted corner shower with shower tray and shower screen doors and vanity wash hand basin with mixer tap, vanity wall mounted cupboard units, a gas centrally heated towel rail, splashback tiling, obscure UPVC double glazed window unit to garden aspect, ceiling 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 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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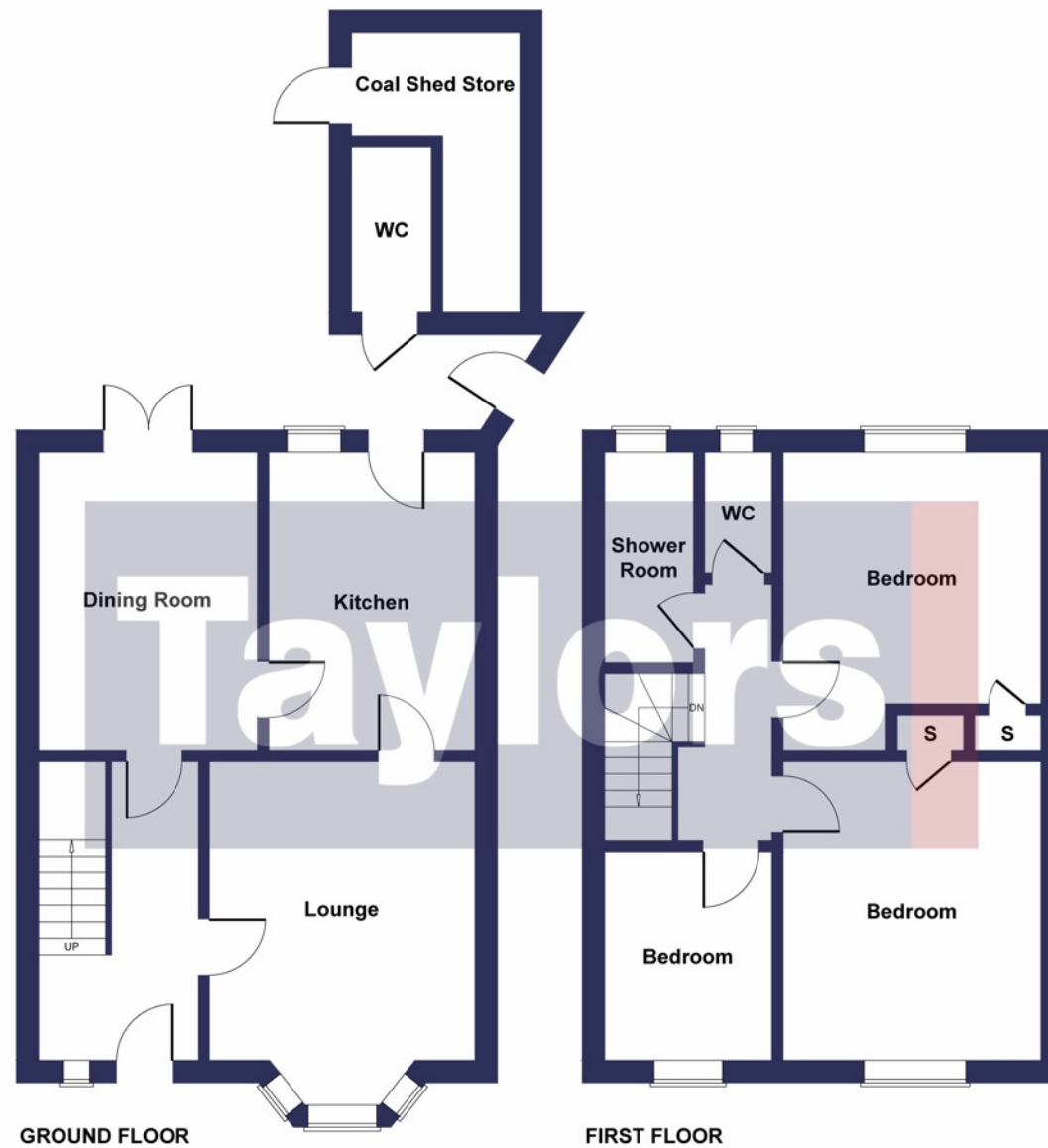
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MISREPRESENTATION ACT 1967

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.



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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