



**ORWELL CLOSE,
NORTON, STOURBRIDGE DY8 3JS**

Taylors



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DELIGHTFULLY NESTLED within this **PEACEFUL** and **HIGHLY SOUGHT-AFTER CUL-DE-SAC ADDRESS** of **NORTON**, convenient for **GREAT LOCAL SCHOOLS, LOCAL HIGH STREETS** (such as Stourbridge and Wollaston), and **IDYLLIC COUNTRYSIDE WALKS** over nearby **FIELDS AND "BUNKERS HILL NATIONAL FOREST"**, stands this **WELL-PLANNED** and **EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, the property comprises in brief; Entrance hallway, full-width kitchen diner, full-width lounge, conservatory, first floor "gallery-style" landing, three bedrooms and bathroom. Adorning the front aspect is **MANICURED LAWN AREA** with an adjoining **TARMAC DRIVEWAY** providing **OFF-ROAD PARKING** leading up to a **SINGLE GARAGE FACILITY**. To the rear, a **PRIVATE** and **SUNNY ASPECT GARDEN SPACE** ideal for 'alfresco dining'. To be **FULLY APPRECIATED** a viewing is essential and to do so, please do not hesitate to contact Taylors 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 **C**.

The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 5' 9" (max) x 4' 3" (max)

Having an obscure UPVC double glazed front door, a gas central heating radiator, stairs to first floor accommodation (later detailed), ceiling lighting and doors to further ground floor accommodation.

KITCHEN DINER 15' 8" (max) x 8' 10" (max)

Entered through a door from the entrance hallway. At floor level there are a superb range of base units having both drawer and cupboard storage, plumbing for dishwasher and washing machine and further housing an integrated oven. Surmounted on top are roll edged work tops having inset four point gas hob and inset sink with a drainer and mixer tap. At eye-level there are a good range of wall mounted cupboard units, an extractor fan, boiler, two UPVC double glazed window units to front aspect, splashback tiling, ceiling lighting, a built-in cupboard store and a gas central heating radiator.

LOUNGE 15' 8" (max) x 11' 0" (max)

Entered through a door from the entrance hallway having a feature electric fire with stone surround, hearth and wood mantle, a gas central heating radiator, wall lighting and a UPVC double glazed window unit to conservatory aspect and a double glazed patio door to conservatory.

SINGLE GARAGE 17' 6" (max) x 7' 10" (max)

Having an up-and-over garage door, ceiling strip lighting and a UPVC double glazed door to the garden.

REAR GARDEN

A truly private and sunny aspect space which is low maintenance in style being predominantly block paved, but further allowing for the blossoming of planted trees and further established trees, flowers and shrubs. Due to its style it further lends itself for outdoor entertaining such as al fresco dining.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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CONSERVATORY 15' 4" (maximum) x 11' 0" (maximum)

Accessed via a double glazed sliding patio door from the lounge having multiple UPVC double glazed units to garden aspect, a UPVC double glazed French door to garden aspect and fan ceiling lighting.

FIRST FLOOR

LANDING 8' 8" (max) x 8' 6" (max)

Accessed via stairs from the entrance hallway being gallery in style and further having ceiling lighting, loft hatch to loft space and doors to all first floor accommodation.

BEDROOM ONE 12' 6" (max) x 8' 6" (max)

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

BEDROOM TWO 10' 7" (max) x 9' 1" (max)

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

BEDROOM THREE 8' 3" (max) x 6' 9" (max)

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

BATHROOM 6' 4" (max) x 6' 2" (max)

Entered through a door from the landing being well appointed with a three piece bathroom suite consisting of a fitted bath with overhead shower, shower screen and fitted bath panel, pedestal toilet, pedestal wash hand basin with mixer tap, a gas centrally heated towel rail, wall tiling and obscure UPVC double glazed window unit to front aspect and ceiling lighting.

OUTSIDE

The property is nestled within a peaceful and highly sought after cul-de-sac address of Norton. Upon approach the property greets you with a lush lawn area with adjoining tarmac driveway providing ample off-road parking for vehicles. This then leads to the front elevation of the property and towards a;

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

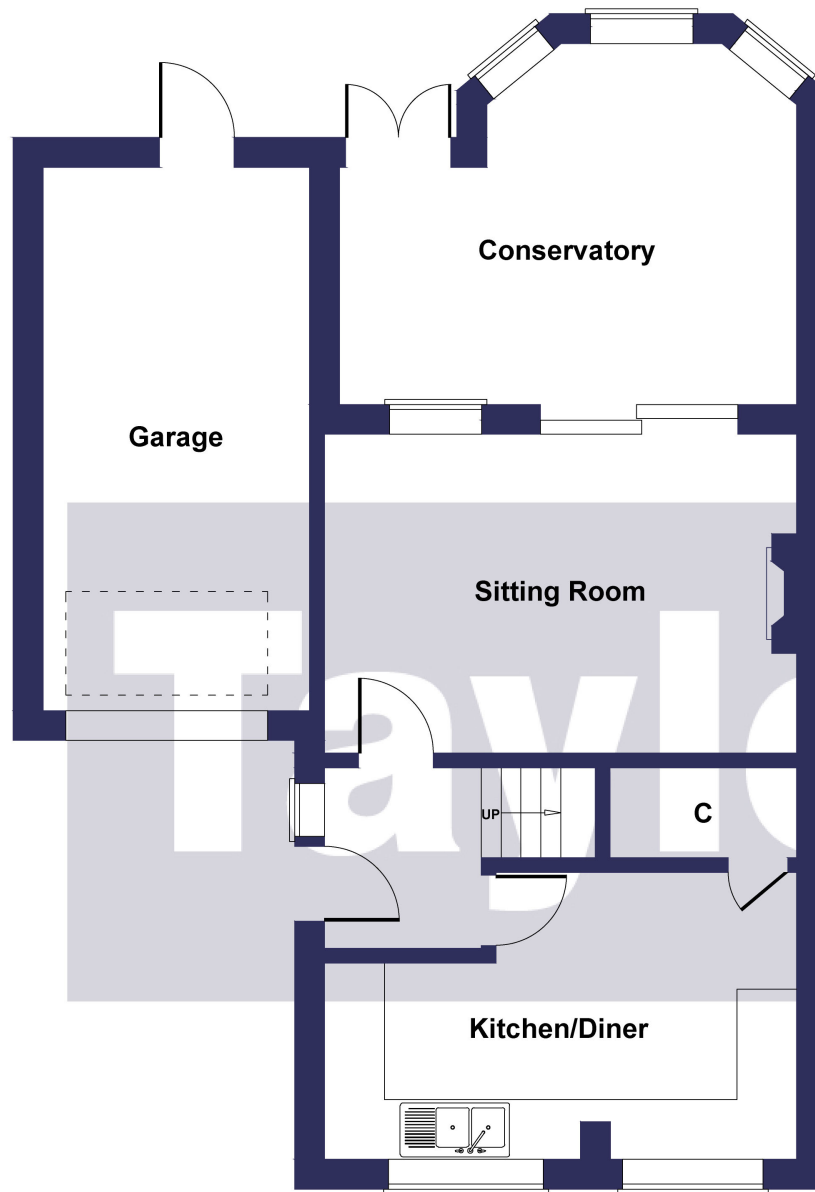
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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.

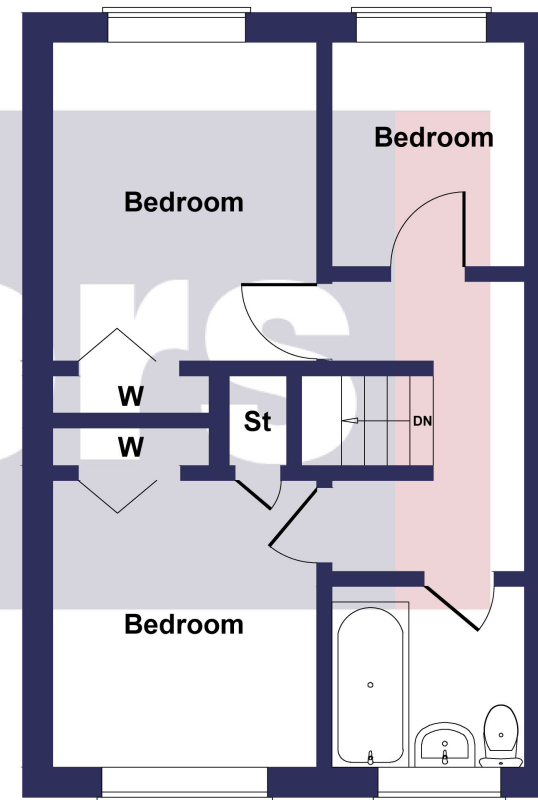
MISREPRESENTATION ACT 1967

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.



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).



FIRST FLOOR



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

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