



**FREDERICKS CLOSE, NORTON,
STOURBRIDGE DY8 3YW**



Taylor's

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Pleasantly situated in this now established address, not far from Mary Stevens Park and popular schools, this **HIGHLY DESIRABLE, FOUR BEDROOM, EXTENDED, DETACHED FAMILY HOME** will deserve an early viewing appointment. The quiet setting, whilst convenient, is of note but moreover the **ENLARGED** accommodation affords versatility and practicality for modern living. Planned over two floors, with gas central heating and double glazing, the layout briefly comprises: Reception Hall, Guests Cloakroom, Pleasant Sitting Room, Further Sitting Room/Separate Dining Room, **ENLARGED KITCHEN**, Breakfast Room/Dining Room Extension, Utility, First Floor Landing, Four Bedrooms (Master with **ENSUITE**) and House Bathroom. **Wide Block Paved Driveway, Garage and Enclosed Rear Garden. Available for sale with NO UPWARD CHAIN. Council Tax Band E.**

In further detail;

GROUND FLOOR

A composite front entrance door with inset obscure double glazing opens to the;

RECEPTION HALL

With stairs leading off rising with an initial balustrade to the first floor accommodation (later mentioned), central heating radiator, coving to the ceiling, ceiling light point, and with white painted "regency styled" doors leading off;

GUESTS CLOAKROOM

Appointed with a white suite to include a low level w.c., and with a hand wash basin being wall mounted and having complementary splashback tiling. Central heating radiator, and with a ceiling light point.

SITTING ROOM 15'3" x 11'9"

With a large UPVC double glazed window the front and further with a feature fireplace having a gently raised and projecting hearth together with a coal effect living flame styled gas fire. In addition there is a central heating radiator, provisions for a television, coving to the ceiling, ceiling light point and with double opening part glazed doors continuing to the:

DINING ROOM 12'1" x 9'8"

With UPVC double glazed double opening doors, having adjoining UPVC double glazed panels viewing to the rear garden and ensuring good natural illumination within this neutrally decorated room. There is, if preferred, ample space for the arrangement of dining furnishings, alternatively this is a space which could be used as a second sitting room. Central heating radiator, coving to the ceiling, ceiling light point and with a white painted regency styled door opening to:

ENLARGED KITCHEN 19'3" x 8'6" (when measured at widest points)

With an alternate approach from the reception hall and with a UPVC double glazed window at the rear. Furnished with a good range of light wood effect shaker styled cupboard fronted units, the base cupboards and drawers are surmounted by contrasting roll edged work surfaces and include an inset sink with drainer having a mixer tap above. Complimentary splash back tiling forms a surround to the work surfaces and continues to the built in "four burner" gas hob, which has a concealed cooker hood above located within a range of wall mounted cupboards. To an opposing wall there is a built in electric double oven, which includes an integrated grill.

AIRING CUPBOARD

Conveniently approached off the landing housing an insulated hot water cylinder and with slatted shelving above for linen storage.

OUTSIDE

The position enjoyed by the property is indeed considered favourable, located within a quiet and now established residential close. Landscaped for easy maintenance, the initial pebbled foregarden has an array of specimen shrubs and is adjoined by a **WIDE BLOCK PAVED DRIVEWAY**, which provides for ample vehicular parking space, together with a sheltered approach to the property's canopied front entrance, and further to the:

GARAGE 16'2" x 9'2"

With an up and over door, concrete floor, fluorescent ceiling strip light and with a door returning to the earlier mentioned utility.

LOVELY REAR GARDEN

May be approached from either of the two rear reception rooms, and with an initial patio terrace including a cold water tap There is also side gated access and, from the initial terrace, a shaped principally level lawn which leads off having borders with an array of specimen plants and shrubs. An enclosed aspect with timber fencing, and one which includes a timber garden shed.

THE SELLING AGENTS WOULD WISH TO REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN,

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(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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Additional wall cupboards, (one of which houses the Worcester Bosch self condensing boiler system) and further with a built-in larder fridge. Within the initial approach there is a versatile understair cupboard which includes both coat hanging and general purpose storage, central heating radiator, and overall with a laminate floor covering, two ceiling light points and with an open arch to the:

BREAKFAST ROOM / DINING ROOM 11'5" x 8'9"

Effectively a "third reception room" and one which enjoys a view to the garden via large UPVC double glazed double opening doors. In addition there is a UPVC double glazed window to the side and ample space for the arrangement of formal dining table, chairs and other furnishings as may be preferred. Central heating radiator, provisions for a television, coving to the ceiling, ceiling light point and with a door to the:

UTILITY 9'2" x 5'10"

Furnished with an array of beige cupboard fronted units with a light wood effect trim, and with an expanse of work surface having space and plumbing below for both an automatic washing machine and dishwasher. Further appliance space, wall mounted cupboard storage, wall mounted "Dimplex" instantaneous "fan heater", fluorescent ceiling strip light and with a door to the GARAGE (later mentioned).

FIRST FLOOR

Returning to the reception hall, stairs lead off and rise to the:

LANDING

With ceiling light point and doors which radiate off to:

BEDROOM ONE 11'7" (from fitted wardrobes) x 9'10"

With a UPVC double glazed window to the front, built in double wardrobe having sliding doors, central heating radiator, ceiling light point and with a door to the:

ENSUITE 6'8 x 5" (when measured at widest points)

With a UPVC obscure double glazed window to the side and appointed with a white suite to include a tiled shower enclosure having Triton shower within and complimentary clear glazed shower screen door, low level w.c. and with a hand wash basin part recessed into a vanity unit. Also with ceiling light point.

BEDROOM TWO 10'10 x 10'

With a UPVC double glazed window to the rear, central heating radiator, two built in wardrobes (interconnecting) and with a ceiling light point.

BEDROOM THREE 8'5" x 7'10"

With a UPVC double glazed window to the rear, central heating radiator, two built in single wardrobes (interconnecting) and with a ceiling light point.

BEDROOM FOUR 8'7" x 7'10"

With a UPVC double glazed window to the front, central heating radiator, loft access point and ceiling light point.

HOUSE BATHROOM 6'5" x 5'6"

With a UPVC obscure double glazed window to the side and appointed with a white suite to include a bath with shower over and with full height splashback tiling around the bath continuing with a border tile detail to both the pedestal wash hand basin and low level w.c. Central heating radiator and ceiling light point.

MISREPRESENTATION ACT 1967

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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.

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VIEWING

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

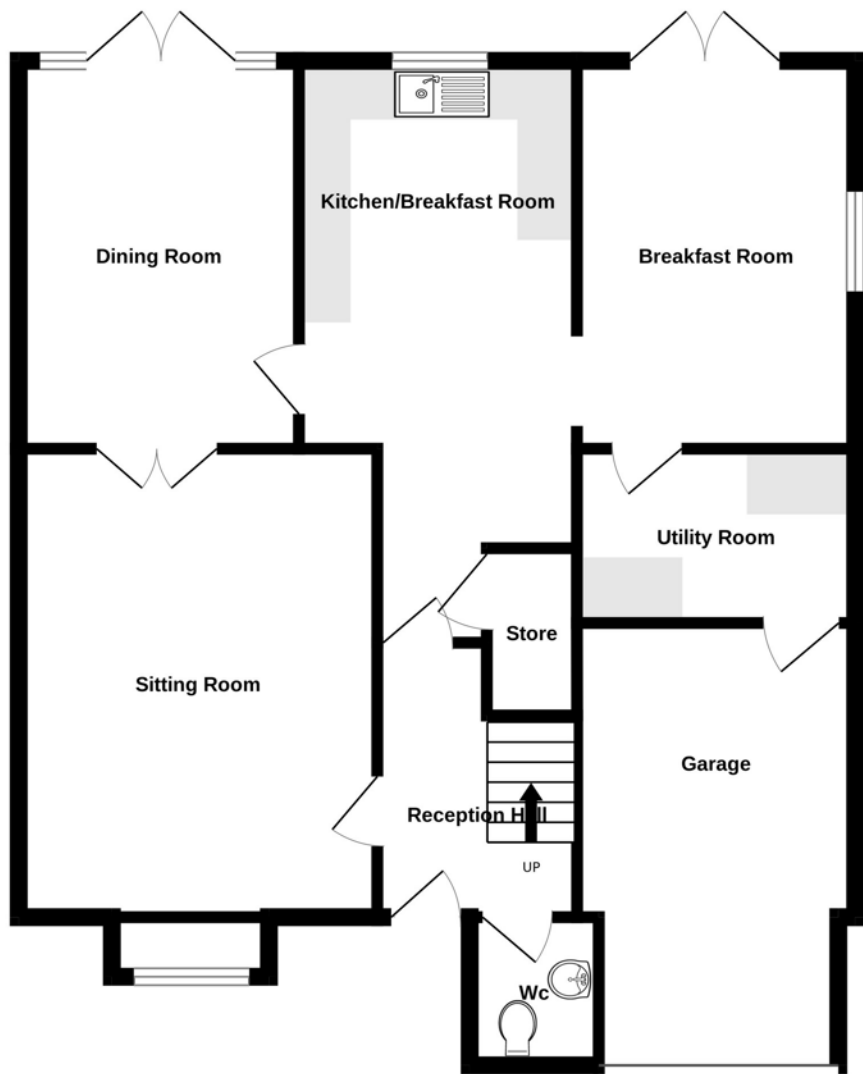
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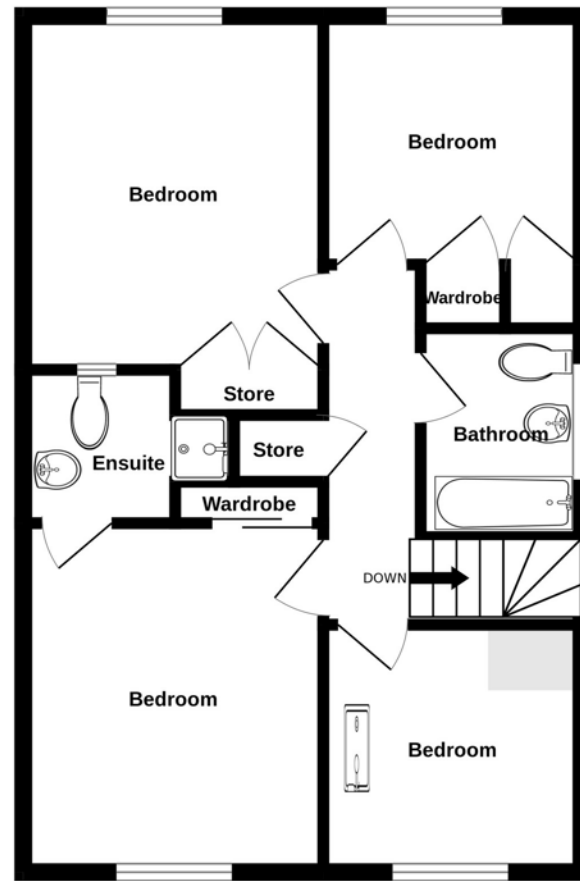
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Ground Floor



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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