



**SHERATON GRANGE, NORTON,  
STOURBRIDGE DY8 2BE**





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Not far from Mary Stevens Park, this **MOST IMPRESSIVE, THOUGHTFULLY IMPROVED AND UPDATED, DETACHED FAMILY HOME** has a host of appealing features but with particular attention drawn to the **STUNNING OPEN PLAN DINING KITCHEN** which includes **BI-FOLD DOORS**. Seen to comprise: **Large Reception Hall, Guests Cloakroom/ W.C, Home Study/Office (or ground floor bedroom, as preferred), Sitting Room with Log Burner, Stunning Refitted and Replanned OPEN PLAN Dining Kitchen, Utility, Master Bedroom with REFITTED ENSUITE, Two Further Bedrooms (one could redivide) and Refitted House Bathroom. Wide Block Paved Drive, Garage and with a Thoughtfully Landscaped Rear Garden with Summerhouse. If you are seeking a 'ready to move into' abode, in an established, well-considered address, then look no further! If you want to be the first through the door, get in touch with our STOURBRIDGE OFFICE. Council Tax Band E.**

In further detail, this delightful residence is planned throughout two floors and comprises;

## GROUND FLOOR

A feature composite front door with obscure patterned glass accompanied by two adjoining obscure composite glass panels opens up into;

**ENTRANCE RECEPTION HALL 15'8" (max) x 8'1"**  
Having a staircase with balustrade which leads to the first floor accommodation (later mentioned), there is a central heating radiator, ceiling lighting and multiple doors leading to further ground floor accommodation;

**GUEST CLOAKROOM**  
Beautifully appointed with fully built in vanity unit in white encompassing sink, mixer tap, toilet and below sink vanity storage space, blue splashback tiling, ceiling lighting and extractor fan.

**CLOAKS CUPBOARD**  
Provides for coat hanging and general purpose storage space.

**STUDY/BEDROOM FOUR 10'1" x 7'7"**  
Having multiple uses as either a music room, office/study or a fourth bedroom and having two UPVC double glazed units to front and side aspect, gas central heating radiator and ceiling lighting.

**LOUNGE/SITTING ROOM 16'4"(into Bay) x 11'9"**  
With a door leading from the hallway, this superb reception room has a feature log burner with wooden mantle above and stone hearth below, 'walk in' UPVC double glazed bay window to front aspect, TV point, gas central heating radiator and ceiling lighting.

**DINING KITCHEN 21'8" x 14'8"**  
With a door leading from the hallway, you approach this delightfully improved and well planned out dining kitchen which has a large UPVC double glazed unit to rear garden aspect and UPVC double glazed bi-folding door to which the rear garden can both be viewed, and accessed.

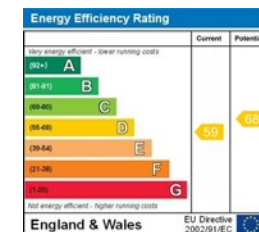
The bathroom further houses a bath with over-shower combination, with chrome shower components and glass shower screen, a heated towel rail and spotlight ceiling lighting with full height tiling throughout the room.

**LINEN/AIRING CUPBOARD**  
Conveniently approached off the landing and providing for excellent general purpose and linen storage space.

**OUTSIDE**  
Positioned in the ever desirable 'Sheraton Grange' being a prestigious address within Norton, the property is set back beyond a block paved driveway with planted shrubs and trees to the side and leads to;

**GARAGE 20' 4" x 8' 0"**  
With a "roller" garage door opener, concrete floor, potential storage within the loft space, wall mounted "Baxi" self-condensing boiler system, ceiling light points and with a door returning to the utility.

**REAR GARDEN**  
May be approached from secure side gated access, or alternatively from the utility or Kitchen Bi-folding doors. An initial patio terrace creates ample space for external dining and entertaining, when the weather allows, and has steps which gently lead down to shaped lawned garden areas, divided by a block paved path which extends to a pretty summerhouse to a corner. To the right hand side, behind the conservatory, there is a further patio terrace which extends to an area of decking, and also a variety of plant and shrubbery borders to complement. In part, across the rear there is an established conifer screen.





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Furnished to a very high standard, underfoot you have herringbone flooring, with a wealth of both base and wall mounted fitted units in a grey colour tone housing a mass of storage space, with the base units housing spotlight floor lighting. On top of the base mounted units lies 'Quartz' worktops in a 'marble effect' style to which there is an inset sink with mixer tap and drainer. Encompassed within the much improved and overall kitchen design is a range of integrated appliances including fridge, dishwasher and extractor fan with canopy hood, below which, lies a gas connection and space for a large rangemaster-style oven with hob. Further enhancing the space, there is a dedicated space for dining located by the bi-folding doors and spotlight lighting to the ceiling. Located via a doorway off the kitchen dining space is;

#### UTILITY 12'10" x 4'9"

Entered via the dining kitchen, with stunning herringbone flooring underfoot, this houses a range of both base and wall-mounted units matching the theme of the dining kitchen, together with space and plumbing for a washing machine. The laminate worktops in 'marble white effect' houses the sink with mixer tap and drainer, with a gas central heating radiator to one wall and ceiling lighting above. Two doors lead off to both the rear garden and garage.

#### FIRST FLOOR

Returning to the reception hallway and up the stairs with balustrade to;

#### LANDING

With loft access point with fold down ladders, ceiling light point and doors leading to;

#### MASTER BEDROOM 12'2" x 11'9"

Accessed via a door from the landing, it is delightfully presented and houses large fitted wardrobes with glass panelled doors, two UPVC double glazed units to front aspect, gas central heating radiator, ceiling lighting and leading off you find the en-suite facility;

#### MASTER BEDROOM EN SUITE 6'3" x 5'4"

Accessed via the master bedroom, it is beautifully appointed with fitted a three-piece suite encompassing corner shower with curved full-height sliding doors with chrome shower fixtures including a fixed square shower head and separate hand-held head, toilet and wash basin with tap with enclosed vanity unit below. Full-height tiling surrounds the room, with a heated towel rail and UPVC double glazed obscure unit to side aspect.

#### BEDROOM TWO 12'9" x 8'9"

Accessed via a door from the landing, having two gas central heating radiators, two UPVC double glazed units to rear garden aspect and ceiling lighting.

#### BEDROOM THREE 11'8" x 8'9"

Accessed via a door from the landing, having a gas central heating radiator, UPVC double glazed unit to rear garden aspect and ceiling lighting.

#### HOUSE BATHROOM 6'4 x 5'9"

Access via a door from the landing, with obscure UPVC double glazed unit to side aspect it has been beautifully appointed and renovated throughout. Having fitted vanity unit housing both sink with mixer tap combination and toilet with integrated storage below sink opened via chrome handles.

#### 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.

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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.

#### 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.

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**GROUND FLOOR**

**FIRST FLOOR**

**FOR GUIDE PURPOSES ONLY:**

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