



**THE BROADWAY, NORTON,
STOURBRIDGE DY8 3HY**

Taylor's

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Pleasantly situated in this established address, with popular schools and park nearby, this **WELL PRESENTED AND THOUGHTFULLY IMPROVED, TRADITIONAL, THREE-BEDROOM, SEMI-DETACHED FAMILY HOME** affords a layout with both gas central heating and double glazing, over two floors, to comprise: **Porch, Reception Hall, Sitting Room with bay, Separate Dining Room, EXTENDED CREAM SHAKER STYLED KITCHEN, First Floor Landing, Three Bedrooms and Bathroom. Fore Garden, Drive to Garage and with a Lovely Large Rear Garden. Council Tax Band C.**

In further detail the accommodation is seen to comprise:

GROUND FLOOR

UPVC double glazed double opening doors provide an approach to the;

PORCH

With a practical tiled floor, ceiling light point, and with a black composite door and having inset ornate double glazing and adjoining UPVC double glazed panels with internal Venetian blinds, opens to the;

RECEPTION HALL 13' 2" x 6' 5" (including stairs)

With stairs leading off rising to the first floor accommodation (later mentioned), central heating radiator, oak styled Karndean flooring, ceiling light point and with square paned glazed doors leading off;

SITTING ROOM 13' 6" (into bay) x 11' 4" (when measured at widest points)

With a delightful UPVC double glazed bay window to the front and further with a feature "Adam styled" fireplace having a gently raised and projecting hearth together with a part recessed "coal effect" living flame styled gas fire. Central heating radiator, provisions for a television, coving to the ceiling and with a ceiling light point.

SEPARATE DINING ROOM 12' 1" x 11' 5" (when measured at widest points)

With UPVC double glazed sliding patio doors opening and viewing to the rear garden (later mentioned), and with ample space for the arrangement of formal dining table, chairs and other furnishings as may be preferred. Central heating radiator and with a ceiling light point.

Returning to the reception hall, a further square paned glazed door opens to;

KITCHEN 15' 0" x 6' 2" (minimum) (widening to 8' 5" at the rear)

With a UPVC double glazed window to the side and with a UPVC part double glazed door to the rear.

GARAGE 17' 2" x 7' 6"

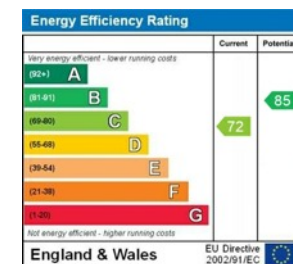
With an electric garage door (including remote), concrete floor, UPVC double glazed window, wall mounted Worcester BOSCH self-condensing combination boiler system, LED strip light and with a part double glazed door at the rear.

LOVELY REAR GARDEN

May be approached via the double glazed sliding patio doors from the dining room, from the kitchen, or from the rear of the garage. When approached from the rear of the garage there is a useful "amenity area" which has an external cold water tap, and with a patio widening across the property's rear.

Steps rise, adjoining a raised shrubbery garden, to a path which extends through a lengthy well-tended lawn with borders having an array of specimen plants and shrubs. Towards the rear boundary there are further steps rising to a raised yet principally level second lawned tier, which, once again, has flower and shrubbery borders to one side, and also a slabbed hardstanding suitable for a timber garden shed. This is an aspect which extends at some length and is one felt to complement the accommodation found within.

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





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Furnished with an excellent range of cream “shaker styled” cupboard fronted units, with base cupboards and drawers being surmounted by oak “butchers block” styled work surfaces which include an inset white enamel sink and drainer having mixer tap with filter over. Complementary splashback tiling forms a surround to the work surfaces and continues to the NEFF “five burner” gas hob which has an extractor above found within a canopy between a range of wall mounted cupboards. In addition there are additional cupboards to the opposing wall, to a recess, surrounding the built-in NEFF stainless steel electric double fan oven which has an integrated grill. To one side there is suitable space for a large fridge/freezer. Built-in Siemens “full sized” family dishwasher, suitable space and plumbing for an automatic washing machine and with an integrated larder fridge. Central heating radiator, Travertine tile flooring, and with both natural illumination from a recessed double glazed “Velux” skylight window, and with an array of recessed LED ceiling lights.

Also from the reception hall there is a door opening to a PANTRY which has a UPVC obscure double glazed window to the side, shelving, ceiling light point and excellent general purpose storage space.

FIRST FLOOR

Stairs rise and turn upon passing a UPVC obscure double glazed window, to the;

LANDING

With ceiling light point and Regency styled white painted doors radiating off;

BEDROOM ONE 13' 10" x 11' 5" (when measured at widest points)

With a delightful UPVC double glazed bay window to the front, together with a full depth range of fitted furniture to include wardrobes, three drawer chest, vanity shelf and with a double door cupboard. Central heating radiator and ceiling light point.

BEDROOM TWO 12' 1" x 11' 5"

With a broad UPVC double glazed window enjoying a view to the rear garden, central heating radiator and with two ceiling light points.

BEDROOM THREE 8' 10" x 6' 5"

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

BATHROOM 7' 6" x 6' 3"

With a UPVC obscure double glazed window to the rear and appointed with a white three piece arrangement to include a bath with Triton T80 shower over, and with full height splashback tiling around the bath continuing at full height with a border tile detail, to form a surround to both the low level WC and to the wash hand basin. Central heating radiator and with an array of part recessed ceiling lights.

OUTSIDE

Enjoying a setting in this established address, not far from local amenities and the countryside fringe, the property is set back behind a tidy frontage with well-tended fore garden and an adjoining driveway which extends to the:

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.

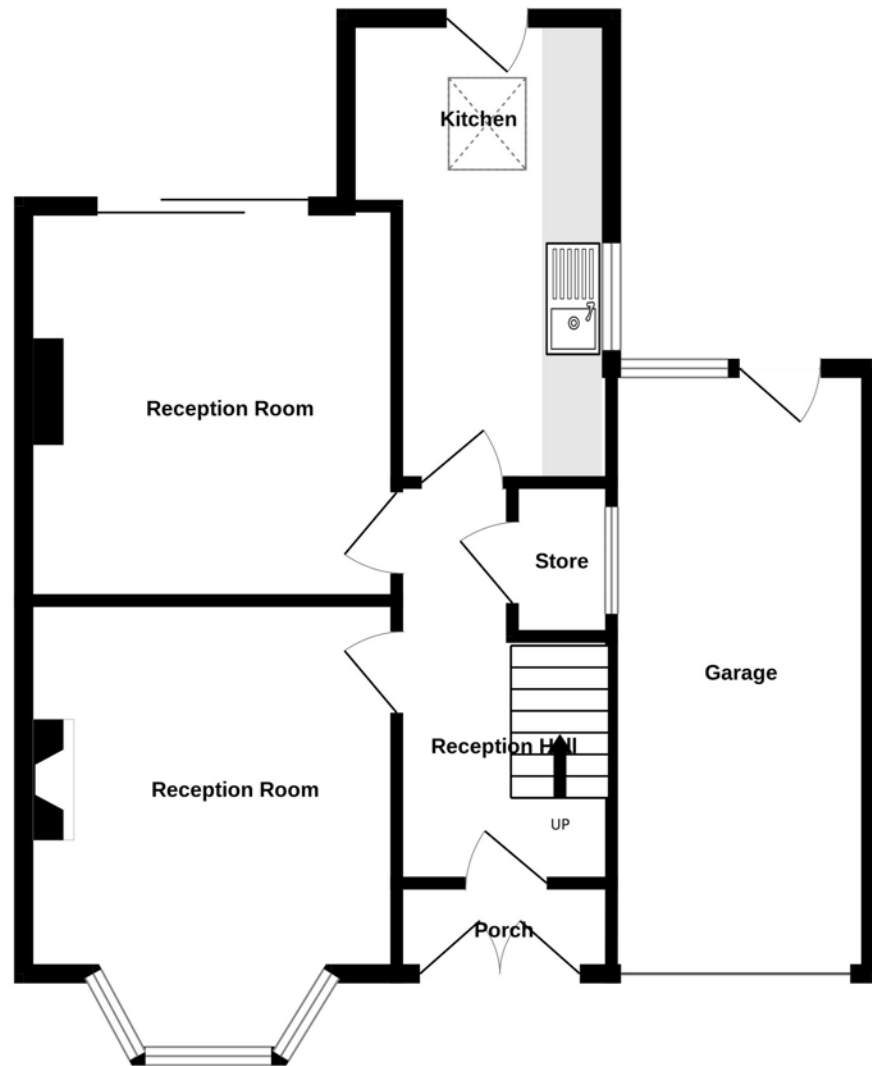
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

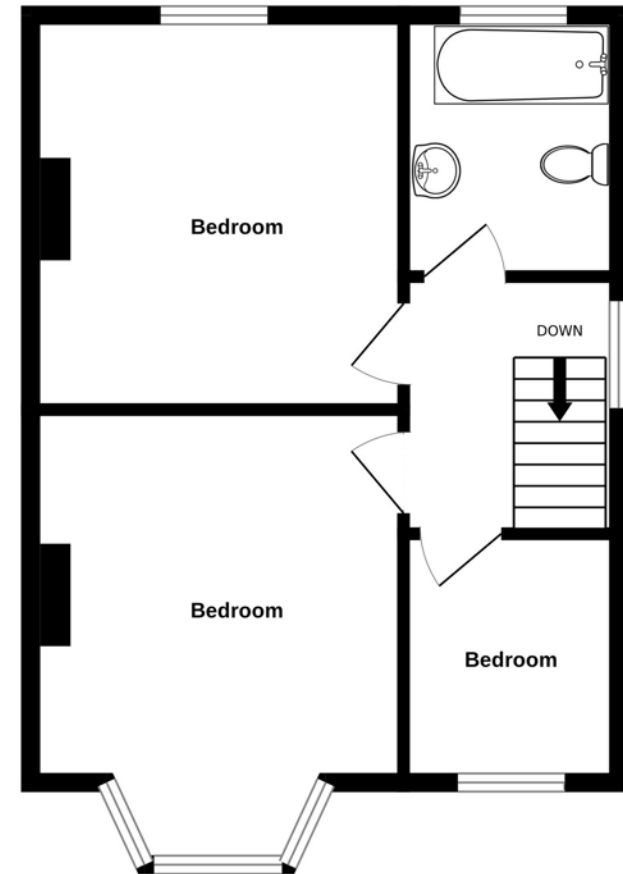
MISREPRESENTATION ACT 1967

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



1st Floor



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