

PHOTOS

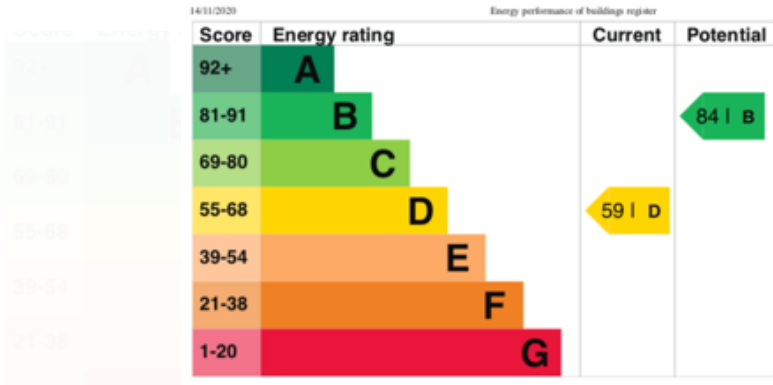


ianperks
estate agent

2 Albemarle Road, Norton



ENERGY RATING



£279,950

FOR SALE

2 Albemarle Road, Norton, Stourbridge, DY8 2BG

Introduction

We are pleased to offer for sale 2 Albemarle Road, Norton, a detached, two bedroomed bungalow occupying a commanding corner plot position in this sought after residential locality convenient for all amenities including being only a few minutes walk from Mary Stevens Park. Gas centrally heated and UPVC double glazed accommodation constructed circa 1984 comprises reception hall, living room with archway leading to separate dining room. Kitchen. Inner hallway. Two bedrooms leading off. Bathroom. Detached garage and parking to the front. Private walled garden to the rear.

Occupying a commanding corner plot position boundaried by a laurel hedge with gravelled, low maintenance garden to both front and side. Paved vehicular driveway leads to garage with side gated access. Front pathway leads to open porch entrance with outside lantern light. UPVC double glazed and panel front door opens to

Accommodation (Ground Floor)

Reception Hall

With light point to ceiling.

Living Room (Front)

Comprising front leaded UPVC double glazed bow window and deep sill, double panel radiator beneath, fitted gas fire and wooden mantle above, light point to ceiling, wired for two wall lights, TV connection point, power points. Archway leading to

Dining Room

With side leaded UPVC double glazed window, panel radiator, telephone point, power points, light point to ceiling.

Kitchen (Front/Side)

Comprising front and side leaded double glazed windows, range of laminate base and wall cupboards, laminate roll topped work surfaces, tiled splash backs, electric cooker point, power points, stainless steel sink unit, plumbed for domestic appliance and waste outlet, double panel radiator, strip light to ceiling, side UPVC double glazed and panel door gives access to front gate and rear garden.

Inner Hallway

Comprising light point to ceiling, louvre fronted airing cupboard housing Worcester 24CDI gas fired combination boiler serving hot water and the central heating system as used throughout the property.

Bedroom One (Rear)

Comprising rear leaded UPVC double glazed window enjoying a view to the garden, panel radiator, telephone point, power points, light point to ceiling.

Bedroom Two (Rear)

Comprising rear UPVC double glazed leaded window overlooking the garden, panel radiator, power points, mirror fronted wardrobes with hanging rail and fitted shelf above.

Bathroom

Being fully glazed tiled and comprising Kubex walk-in bath/shower with mixer tap and adjustable hand shower attachment, additional electric shower over the shower/bath (no shower hose or shower head currently present), wash hand basin and WC. Vinolay flooring, light point and pull switch to ceiling, panel radiator, side opaque UPVC double glazed window.

Outside

Detached Garage

Of brick built construction with up-and-over door, concrete floor, rear single glazed window, power point, light point, side access door.

Garden (Rear)

The property enjoys a well maintained, private garden with lawned garden, side borders, brick built garden wall to the right elevation, fencing to left and rear elevations. Outside security light.

General

Tenure

We believe the property to be Freehold.

Services

We understand all mains services are installed, however none have been tested.

Possession

Immediate vacant possession will be give upon legal completion. No upward chain.

Local Authority

Dudley Metropolitan Borough.

Dimensions (ft/m)

Lounge: 12'11" x 10'10" / 3.95m x 3.31m (max); Dining Room: 8'4" x 11'11" / 2.54m x 3.64m (max); Kitchen: 13'8" x 6'2" / 4.17m x 2.07m (max); Bedroom 1: 10'11" x 11'1" / 3.34m x 3.38m; Bedroom 2: 10'9" x 6'8" / 3.28m x 2.03m; Garage: 18'8" x 8'3" / 5.69m x 2.52m



Albemarle Road, Norton

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate. No responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any interested party.

Arranging a viewing

Viewings are by appointment only. Telephone us now to discuss your requirements and check availability for viewing.

Making an offer

If you were not handed an offer form at your viewing, please call and we will post one to you. Your offer should be your best as negotiation does not always take place.

The owner will consider your offer based on not only the amount, but also your current situation. We will write to you to confirm the owner's decision. If your offer is accepted, we will then notify solicitors.

Arranging a mortgage

We can put you in touch with mortgage experts who give helpful, friendly advice. Please ask for details.

Fixtures & fittings

Unless specified within these particulars, fixtures & fittings will not be included in the sale.

Important notice

These particulars are intended to give a fair and reliable description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Ian Perks Estate Agent.

We reserve the right to amend these particulars without notice.