



**GREYHOUND LANE,
NORTON, STOURBRIDGE DY8 3AQ**



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FAVOURING a SET BACK POSITION upon this **TRULY SOUGHT-AFTER, ESTABLISHED** and **MOST RENOWNED NORTON ADDRESS** (located between Norton Road and Sugar Loaf Lane), further **CONVENIENT** for **SUPERB LOCAL SCHOOLS** (both Primary, Secondary and Sixth Form), **COUNTRYSIDE PURSUITS** and for those needing to commute to nearby commercial centres, stands this **TRADITIONAL DETACHED TWO DOUBLE BEDROOM RESIDENCE**. Having **GAS CENTRAL HEATING, DOUBLE GLAZING**, and further available with **NO UPWARD CHAIN**, the accommodation comprises in brief; Entrance hallway, lounge with bay-aspect open to the dining room/area, kitchen with garden aspect and downstairs w/c off, first floor landing, two double bedrooms (one with bay window) and shower room. Occupying the front is a **LONG** and **GENEROUS DRIVEWAY** providing **AMPLE OFF-ROAD PARKING** together with small **FRONT GARDEN**, with to the rear a **SPACIOUS GARDEN AREA** having **LUSH UNDULATING LAWN** and a **SUNNY ASPECT**. The property provides a **RARE OPPORTUNITY TO PURCHASE** having been in the same ownership for **OVER 40 YEARS** and therefore to arrange a viewing at the **EARLIEST CONVENIENCE**, please do not hesitate to contact Taylor's 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 E. EPC D.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY

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

LOUNGE 13' 4" (max) x 10' 9" (max)

Entered through a door from the entrance hallway having a feature real wood log burner with stone hearth, a feature walk-in UPVC double glazed bay window to front aspect, ceiling lighting and further open to the dining room.

DINING ROOM 11' 10" (max) x 10' 10" (max)

Being open from the bay fronted lounge having a gas central heating radiator, built-in cupboard storage, ceiling lighting, door to understairs cupboard store, an obscure glazed unit to the kitchen aspect and further a door to the kitchen.

KITCHEN 14' 2" (max) x 7' 8" (max)

Entered through a door from the dining room, well furnished with a wood shaker style kitchen arrangement. At floor level there is a good range of base units having both drawer and cupboard storage, further housing integrated oven, plumbing for integrated dishwasher, plumbing for integrated washing machine and an integrated fridge.

REAR GARDEN

Accessed either through the property itself or via the outdoor side access point this is a truly spacious garden area which features lush undulating lawn space and further provides a sunny aspect. It is truly a space to be enjoyed by all.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(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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Surmounted on top there are roll edged work tops having inset four point electric hob and inset sink with a drainer and mixer tap. At eye-level splashback tiling, a good range of wall mounted cupboard units, extractor fan, wall mounted boiler, a gas central heating radiator, two UPVC double glazed window units to garden aspect, a door to the ground floor WC, an obscure UPVC double glazed French door to the garden aspect and ceiling lighting.

GROUND FLOOR WC 3' 5" (max) x 2' 7" (max)

Entered through a door from the kitchen having pedestal toilet, an obscure double glazed window unit to the side aspect and ceiling lighting.

FIRST FLOOR

LANDING 10' 9" (max) x 5' 7" (max)

Accessed via stairs from the entrance hallway having obscure UPVC double glazed window unit to side aspect, ceiling lighting and doors to all first floor accommodation.

BEDROOM ONE 14' 3" (max) x 13' 4" (max)

Entered through a door from the landing having feature walk-in UPVC double glazed bay window to front aspect, a gas central heating radiator and ceiling lighting.

BEDROOM TWO 11' 9" (max) x 8' 7" (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.

SHOWER ROOM 7' 9" (max) x 5' 1" (max)

Entered through a door from the landing well appointed with a three piece shower suite consisting of fitted shower with shower tray and shower screen door, pedestal toilet, vanity wash hand basin unit with mixer tap, floor and wall tiling, a gas central heating radiator, an obscure UPVC double glazed window unit to garden aspect, a loft hatch to the loft space and ceiling lighting.

OUTSIDE

The property is set back upon a truly sought after established and most renowned Norton address. On approach to the dwelling the property boasts a long and generous driveway which provides ample off-road parking together with an adjoining small front garden area which then leads up to the front elevation with to the rear;

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.

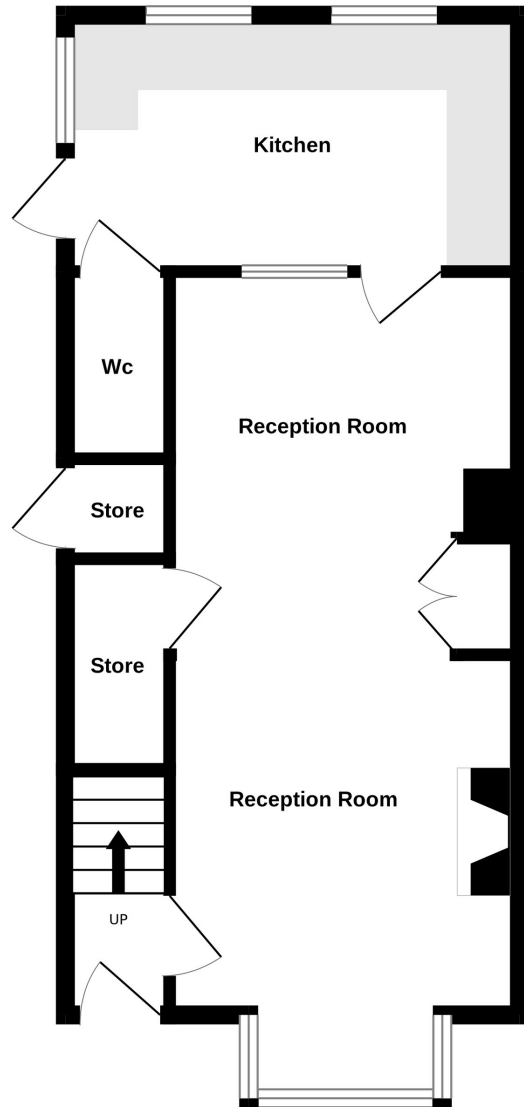
PLANNING PERMISSION/ BUILDING REGULATIONS

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.

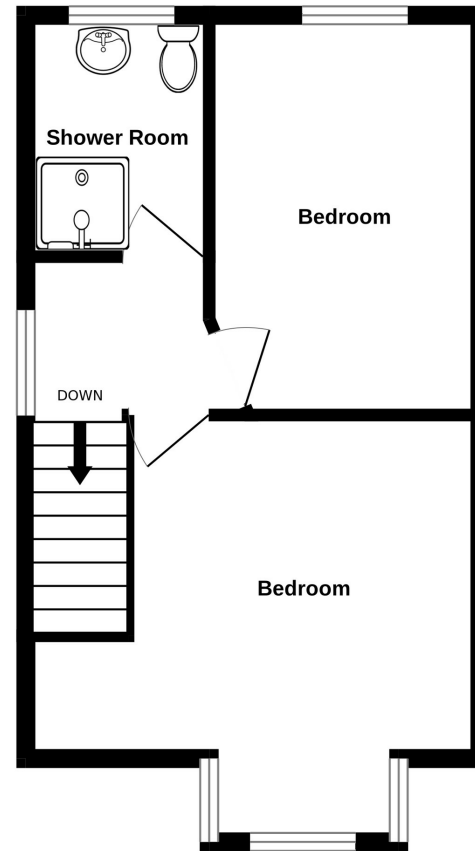
MISREPRESENTATION ACT 1967

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



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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