



**POPLAR ROAD,
NORTON, STOURBRIDGE DY8 3BD**



POPLAR ROAD, NORTON, STOURBRIDGE DY8 3BD

SET WITHIN THIS TRULY SOUGHT-AFTER and DESIRABLE NORTON ADDRESS, not far from BEAUTIFUL LOCAL PARKS (such as Mary Stevens), GREAT LOCAL SCHOOLS (Primary, Secondary and Sixth Form) and STOURBRIDGE TOWN CENTRE which hosts a range of shops/services, stands this EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME. Having GAS CENTRAL HEATING, DOUBLE GLAZING and further available with NO UPWARD CHAIN, the accommodation comprises in brief; Entrance hallway, bay-fronted lounge, extended dining room, extended kitchen, first floor landing, three bedrooms and bathroom. To the front stands LAWN AREA with ADJOINING TARMAC DRIVEWAY for OFF-ROAD PARKING, with to the rear a MOST GENEROUS GARDEN SPACE with both LAWN and PATIO. Whilst requiring updating, the property provides a FANTASTIC OPPORTUNITY TO PURCHASE and therefore to arrange a viewing, do not hesitate to contact Taylor's Estate Agents STOURBRIDGE office. Tenure: FREEHOLD. Construction: Brick built with rendering and tiled pitched roof. All mains services connected. Broadband/ Mobile coverage: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC D.



The accommodation is set over two floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY 14' 5" (max) x 5' 5" (max)

Having an obscure UPVC double glazed front door, stairs with balustrade to first floor accommodation (later detailed), a gas central heating radiator, understairs pantry, ceiling lighting and doors to all ground floor accommodation.

LOUNGE 13' 0" (max) x 11' 4" (max)

Entered through a door from the entrance hallway having feature walk-in UPVC double glazed bay window, a gas central heating radiator, feature gas fire with surround, hearth and mantle and both wall and ceiling lighting.

DINING ROOM 18' 2" (max) x 11' 4" (max)

Entered through a door from the entrance hallway having feature gas fire with surround, hearth and mantle, double glazed patio door to garden aspect and ceiling lighting.

KITCHEN 14' 7" (max) x 7' 4" (max)

Entered through a door from the entrance hallway. At floor level a good range of base units having both drawer and cupboard storage, space and plumbing for washing machine, integrated oven and grill combination and space for a fridge and freezer.

OUTSIDE

The property sits within a truly sought after and desirable Norton address which is ideal for beautiful local parks, superb local schools and further not far from Stourbridge town centre hosting a range of amenities. On approach the property has a tarmac drive with adjoining front lawn area which provides off-road parking for vehicles with to the rear;

GARDEN

Accessed either via the property itself or through the outdoor side entrance, it is an abundant and generous space which features both lawn and patio.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents contact details:

85 High Street,
STOURBRIDGE,
DY8 1ED

t. 01384 395555

f.01384 441206

e. stourbridge@taylorsestateagents.co.uk

Surmounted on top are roll edged work tops having inset four point gas hob and inset sink with a drainer and mixer tap. At eye-level wall mounted cupboard units, space for a larder style fridge/freezer, extractor fan, UPVC double glazed window unit to garden aspect with adjoining UPVC double glazed French door to the garden ceiling lighting and a gas central heating radiator.

FIRST FLOOR

LANDING 7' 0" (max) x 6' 2" (max)

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

BEDROOM ONE 13' 6" (max) x 9' 5" (max)

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

BEDROOM TWO 10' 4" x (max) x 10' 2" (max)

Entered through a door from the landing having a gas central heating radiator, built-in wardrobes, UPVC double glazed window unit to garden aspect and ceiling lighting.

BEDROOM THREE 7' 1" (max) x 6' 3" (max)

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

BATHROOM 6' 9" (max) x 5' 4" (max)

Entered through a door from the landing and well appointed with a three piece bathroom suite consisting of fitted bath with overhead shower, shower curtain and fitted bath panel, pedestal toilet, pedestal wash basin with hot and cold tap combination, larder style store housing the boiler, wall tiling, a gas central heating radiator, an obscure UPVC double glazed window unit to garden aspect and ceiling lighting.

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.



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

www.taylors-estateagents.co.uk