



**Taylors**



Stanley Road, Norton, Stourbridge, DY8 2DN

Guide Price £525,000

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In a highly desirable address opposite Mary Stevens Park, this RATHER SUBSTANTIAL, FIVE-BEDROOM, DETACHED HOME has a wealth of possibilities. The two-storey side extension has added versatility to the property and is offered for sale with NO UPWARD CHAIN. Comprising: Reception Hall, Guests Cloakroom, Study, Large Sitting Room with Dining Area, Kitchen, Rear Hall, Utility/Secondary Kitchen, Rear Sitting Room, Landing, Four Good Bedrooms plus Nursery Bedroom and with Two Bathrooms. Fore Garden, Drive and with an Enclosed Rear Garden. Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band E. EPC C.

#### RECEPTION HALL

#### GUESTS CLOAKROOM

STUDY 12' 0" x 9' 0" (3.65m x 2.74m)

SITTING ROOM WITH DINING AREA 29' 9" x 12' 6" (9.06m x 3.81m)  
At widest points

KITCHEN 11' 9" x 11' 6" (3.58m x 3.50m) At widest points

REAR HALL 17' 3" x 6' 5" (5.25m x 1.95m) At widest points

UTILITY/SECONDARY KITCHEN 10' 4" x 6' 6" (3.15m x 1.98m)

REAR SITTING ROOM 17' 4" x 14' 0" (5.28m x 4.26m) At widest points

LANDING 19' 0" x 6' 0" (5.79m x 1.83m) Approximate measurements only

BEDROOM ONE (rear) 12' 6" x 11' 4" (3.81m x 3.45m) At widest points

BEDROOM TWO (front, part subdivided) 14' 10" x 12' 6" (4.52m x 3.81m) When measured overall

BATHROOM ONE 8' 8" x 6' 10" (2.64m x 2.08m)

REAR LANDING 16' 9" x 2' 5" (5.10m x 0.74m) At widest points

BEDROOM THREE (rear) 17' 4" x 10' 6" (5.28m x 3.20m) At widest points

BEDROOM FOUR (front) 12' 10" x 6' 10" (3.91m x 2.08m) At widest points

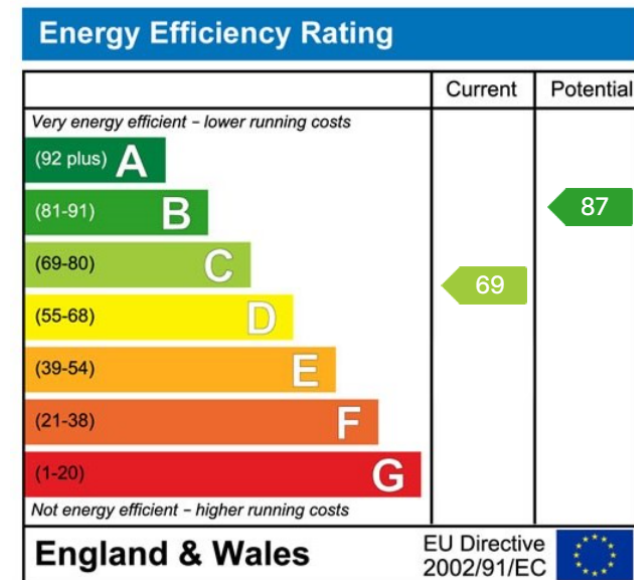
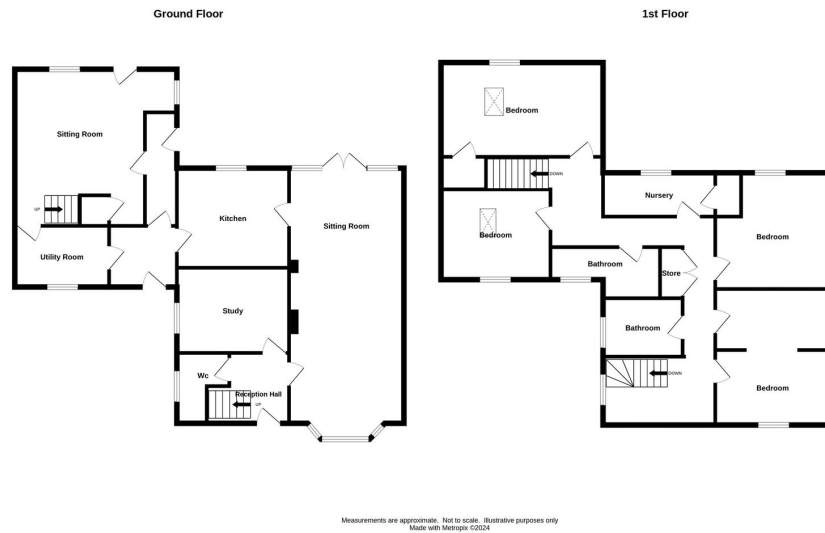
BEDROOM FIVE/NURSERY BEDROOM 12' 0" x 4' 9" (3.65m x 1.45m)

BATHROOM TWO 11' 7" x 5' 6" (3.53m x 1.68m) At widest points





- NO UPWARD CHAIN
- FURTHER POTENTIAL
- FIVE BEDROOMS
- GREAT LOCATION NEAR MARY STEVENS PARK
- POPULAR LOCAL SCHOOL NEARBY
- VERSATILE LAYOUT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- TWO FIRST FLOOR BATHROOMS
- TWO RECEPTION ROOMS PLUS LARGE STUDY



**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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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.

**FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.