



Taylors

Shenstone Avenue, Norton, Stourbridge, West Midlands, DY8 3DZ

Guide Price £315,000

4 1 2



Situated in the sought-after area of Norton, Stourbridge, this extended four-bedroom semi-detached family home is a perfect choice for growing families. Boasting a prime residential address near excellent local schools and the picturesque Mary Stevens Park, the property combines convenience with charm. Inside, the home has gas central heating, double-glazed windows, and newly fitted carpets, creating a warm and comfortable living environment. The spacious accommodation is further enhanced by a generous rear garden, ideal for outdoor activities and entertaining. Offered for sale with no onward chain, this property presents an exceptional opportunity to settle into a desirable neighborhood.

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band B. EPC D.

Porch - 1.73m x 0.79m (5'8" x 2'7")

Entrance Hall - 3.84m x 1.98m (12'7" x 6'6")

Dining Room - 3.84m x 2.97m (12'7" x 9'9") At widest point

Living Room - 4.01m x 3.48m (13'2" x 11'5") At widest point

Kitchen - 3.78m x 2.97m (12'5" x 9'9") At widest point

Utility Room - 2.36m x 2.34m (7'9" x 7'8") At widest point

Guest Cloakroom - 1.14m x 0.84m (3'9" x 2'9")

Landing - 2.51m x 2.46m (8'3" x 8'1") At widest point

Bathroom - 2.34m x 2.31m (7'8" x 7'7")

Bedroom One - 3.73m x 3.51m (12'3" x 11'6") At widest point

Bedroom Two - 3.45m x 3.28m (11'4" x 10'9") At widest point

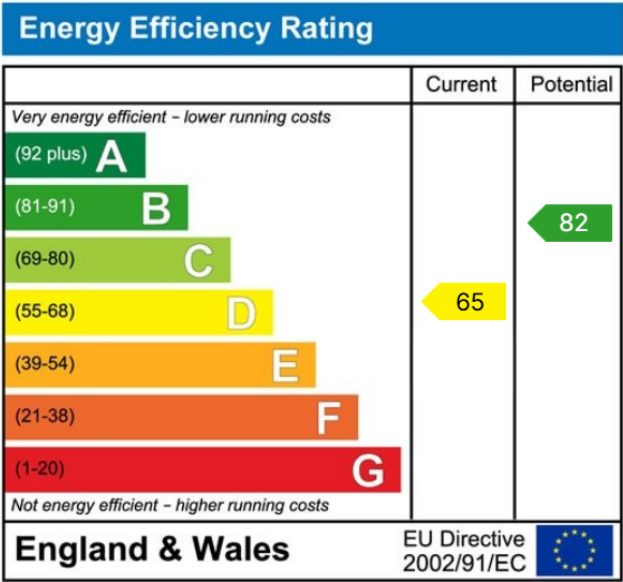
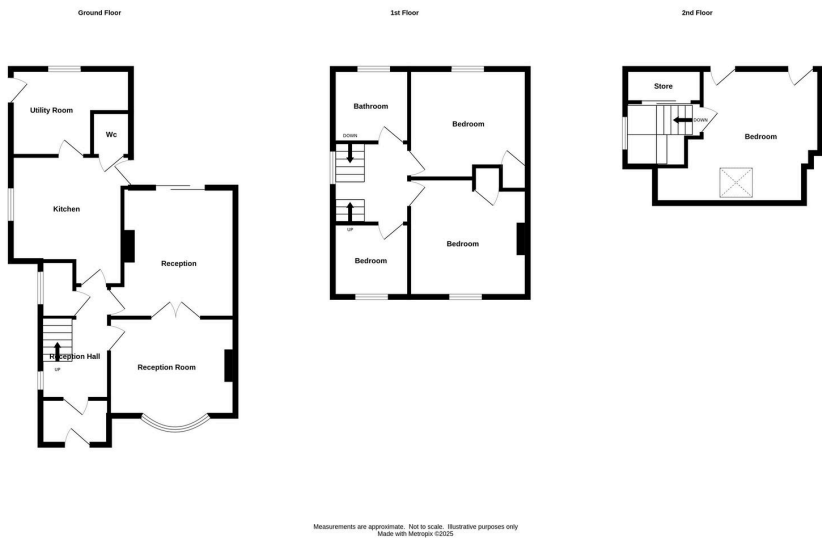
Bedroom Three - 2.36m x 2.01m (7'9" x 6'7")

Bedroom Four - 4.39m x 4.32m (14'5" x 14'2") At widest point





- EXCELLENT LOCATION FOR GROWING FAMILIES
- VERSATILE LAYOUT OVER THREE FLOORS
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- NO UPWARD CHAIN



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.