



**WINDSOR ROAD,
NORTON, STOURBRIDGE, DY8 3BW**

Taylors



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Enjoying a lovely large corner setting with Heath Farm Road, this **THOUGHTFULLY EXTENDED AND IMPROVED, THREE/FOUR BEDROOM, TRADITIONAL SEMI-DETACHED FAMILY HOME** has a host of features, and with gas central heating and double glazing comprises: Initial Hall, Reception Hall, Enlarged Sitting Room, Separate Dining Room, **IMPRESSIVE EXTENDED KITCHEN** with Breakfasting Area, Utility Room, Feature Bathroom with Roll Top Bath, Three First Floor Bedrooms, Modern Shower Room and Versatile Loft Room. Broad Frontage with Substantial Drive, **DOUBLE GARAGE** and Enclosed Rear Garden.

In further detail the EXTENDED layout is seen to comprise;

GROUND FLOOR

A composite entrance door with inset ornate leaded double glazing opens to the;

INITIAL HALL

With a UPVC double glazed window, attractive and practical tiled floor, ceiling light point and with a white aluminium door including obscure double glazing continuing to the;

RECEPTION HALL 9' 2" x 8' 0"

With stairs leading off rising to the first floor accommodation (later mentioned) and with a continuation of the attractive tiled flooring from the initial hall. Pleasantly decorated and with coving to the ceiling, dado relief, central heating radiator, ceiling light point and with white "Regency" styled doors leading off;

VERSATILE UNDERSTAIR CUPBOARD/CLOAKROOM

With a UPVC obscure double glazed window, coat hanging space and ceiling light point. Alternatively, this is a space, with plumbing, which could cater for guests cloakroom/WC, if so preferred.

ATTRACTIVE ENLARGED SITTING ROOM (WITH GARDEN ROOM AREA) 20' 0" x 12' 9" (when measured at widest points – overall)

With excellent natural illumination from the "extended part" of this generous living space, with UPVC double glazed windows and a clear glazed UPVC double glazed roof structure, all providing for excellent natural illumination within this tastefully decorated room. Feature fireplace with gently raised and projecting hearth, together with a cast iron log burning stove. In addition there is a central heating radiator behind ornate cover, provisions for a television, coving to the ceiling and ceiling light point.

SEPARATE DINING ROOM 14' 3" x 10' 4"

With a UPVC double glazed bay window to the front having leaded light top detail, and with ample space for the formal and advantageous arrangement of formal dining table, chairs and other furnishings as may be preferred. Feature "Adam" styled fireplace with gently raised tiled hearth and matching surround, and with an inset coal effect living flame styled gas fire. Central heating radiator, coving to the ceiling, two wall light points and ceiling light point.

Returning to the reception hall, a further Regency styled door opens to;

IMPRESSIVE ENLARGED KITCHEN WITH BREAKFASTING AREA 21' 0" (at widest point) x 11' 9" (at widest points).

Arranged in two very distinct parts, initially with the;

KITCHEN AREA

Having a UPVC double glazed window to the rear and being furnished with an excellent range of "medium oak styled" cupboard fronted units, with base cupboards and drawers being surmounted by contrasting roll edged work surfaces and with an inset one and a half bowl sink and drainer having mixer tap.

SECOND FLOOR

It is from the first floor landing that a door opens to PADDLE STAIRS which rise to the;

VERSATILE LOFT SPACE 17' 6" x 8' 0" (at waist height) which has a variety of potential usage. There are two double glazed Velux windows upon the rear pitch, array of fitted bedroom furniture to include wardrobe and cupboard storage, together with central heating radiator, mains connected smoke alarm and wall light points.

(THE SELLING AGENTS HAVE BEEN UNABLE TO VERIFY THE CONVERSION OF THIS FIRST FLOOR LAYOUT, AS SUCH IT IS NOT KNOWN WHETHER BUILDING REGULATIONS EXIST OR WERE EVER REQUIRED. ANY PROSPECTIVE PURCHASER MUST SEEK VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR).

OUTSIDE

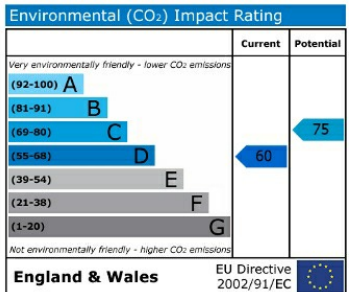
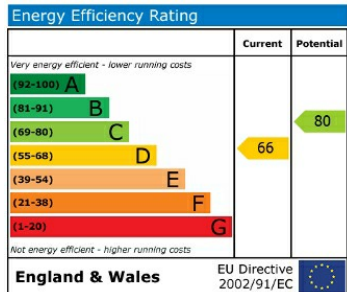
With an exceptionally BROAD FRONTAGE to Heath Farm Road and Windsor Road, there is a walled garden including drive opening to a SUBSTANTIAL BLOCK PAVED DRIVEWAY suitable for numerous vehicles, together with easy access to the principal front entrance and, further, to the:

DOUBLE GARAGE 17' 5" x 17' 3"

An excellent arrangement with two singular up-and-over doors, together with concrete floor, rear glazing and a composite door to the rear garden. In addition there is appliance space as preferred, and, to one corner, steps which rise to a loft access point to potential storage space above the garage.

LANDSCAPED REAR GARDEN

Which may be approached from the Sitting Room or Kitchen, and has an initial raised patio area with steps gently leading down to a substantial main patio, decking to one side (including provisions for a Hot Tub available via separate negotiation), and further with a shaped principally level lawn. Boarders have a variety of plants and shrubs. This is a pleasant aspect which also has suitable space and hardstanding for a shed.





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Complementary "metro styled" splashback tiling forms a surround to the work surfaces and continues to the "built-in cooker arrangement" which comprises a Samsung four burner gas hob, matching electric oven below with integrated grill and, further, with an overall Whirlpool stainless steel cooker hood having a glass frame surround. At eye-level there are wall mounted cupboards, one of which conceals the Worcester Bosch self-condensing combination boiler system. Also with; integrated larder fridge, and, upon the opposite side to the divide to the breakfasting area, with an additional range of cupboards providing excellent storage. Useful pantry cupboard with integrated shelving, tiled floor, recessed ceiling lighting and being OPEN PLAN to the;

BREAKFASTING/DINING AREA

Which is furnished to complement the kitchen area with an array of "medium oak styled" cupboard fronted units, forming a "dresser style" with base cupboards and drawers having display surface above, and cupboards above, in part with glazed display doors. Suitable space for the arrangement of table and chairs as may be preferred, central heating radiator, array of recessed ceiling lighting, provisions for a wall mounted television and with space for a large fridge/freezer as may be preferred. Door to the double garage (later mentioned), UPVC double glazed patio doors to the landscaped garden (also mentioned later) and with a door to;

UTILITY 9' 4" x 8' 1" (average)

With a UPVC obscure double glazed window to the front and being furnished with a range of cream shaker styled cupboard fronted units, with base cupboards being adjoined by appliance space including suitable space and plumbing for an automatic washing machine, and having a roll edged work surface above with inset stainless steel sink and drainer having mixer tap. Complementary splashback tiling, selection of wall cupboards, and with suitable space for a tall freezer if so preferred. Central heating radiator; tiled floor, extractor fan, loft access and ceiling light point. Regency styled door to;

LOVELY GROUND FLOOR BATHROOM/GUESTS BATHROOM 10' 0" x 5' 5"

Undoubtedly an aspect of the property of notable appeal, with a FREESTANDING BATH having a roll top and hand held shower fitting. Half height splashback tiling forms a surround below a border detail, and continues to both the pedestal wash hand basin and traditional style WC. Central heating radiator with integrated towel rail, extractor fan and with recessed ceiling lighting.

FIRST FLOOR

Once again returning to the reception hall, stairs lead off and turn upon passing a UPVC obscure double glazed window, to continue to the;

LANDING

With a mains connected smoke alarm, wall light point and doors which radiate off;

BEDROOM ONE 14' 3" x 10' 3" (at widest points)

With a UPVC double glazed bay window to the front and being comprehensively furnished with an excellent range of cream cupboard fronted units, including a contrast "natural grain styled" frame and panelling. There are an array of wardrobes, cupboards, and a dressing table (recessed into the bay) having drawers upon either side. Central heating radiator and with both recessed ceiling lights and a conventional ceiling light point.

BEDROOM TWO 12' 10" x 9' 0"

With a broad UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, provisions for a wall mounted television, ceiling light point and with a useful storage recess below the second stairs.

BEDROOM THREE 9' 6" x 6' 9"

With a UPVC double glazed window to the rear, central heating radiator, decorative dado relief and ceiling light point.

MODERN WHITE SHOWER ROOM 8' 0" x 6' 2" (at widest points)

With a UPVC obscure double glazed window to the side and appointed with a white suite to include LARGE SHOWER RECESS with clear glazed screen door and side panel, and further with an expanse of display surface having a part recessed hand wash basin, variety of toiletry cupboard storage below and with a low level WC having an enclosed cistern. Central heating radiator, tiled floor, thoughtfully positioned ceiling extractor fan with integrated light and ceiling light point.

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

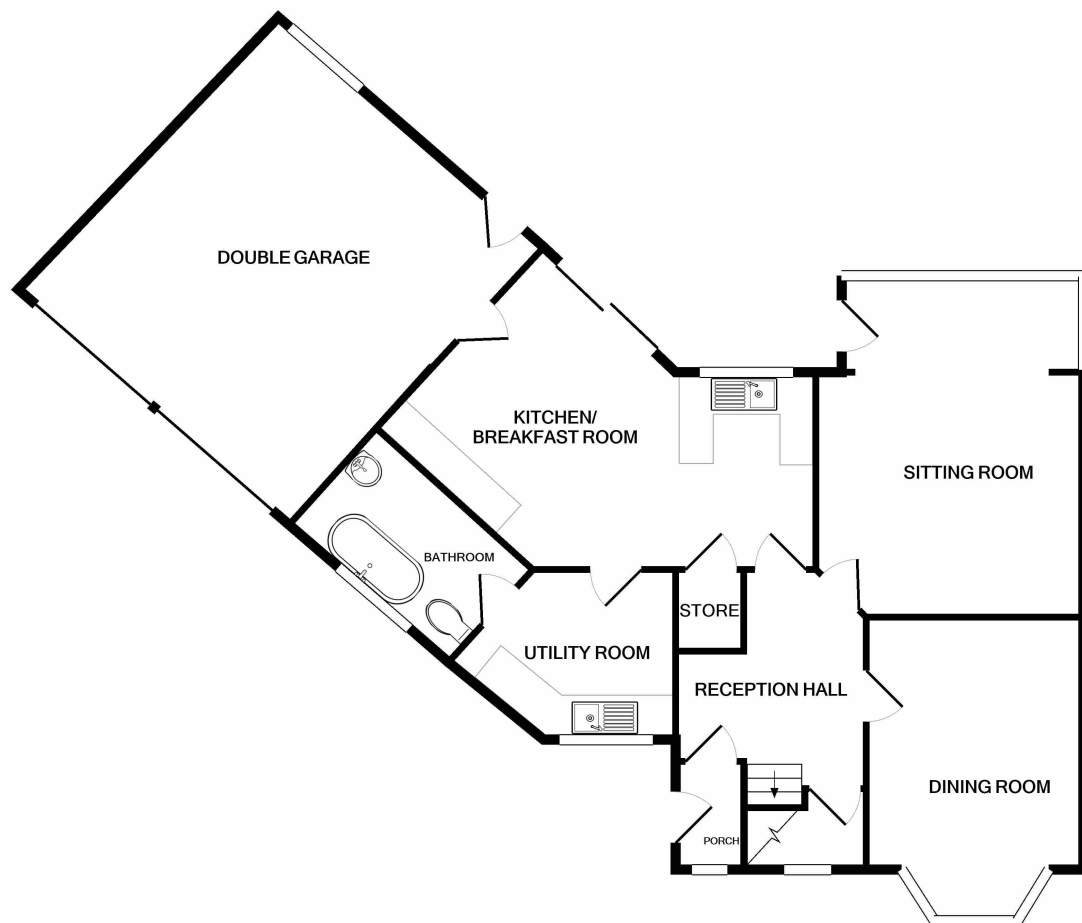
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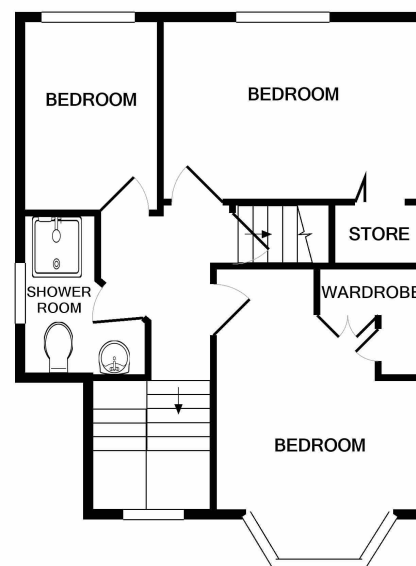
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MISREPRESENTATION ACT 1967

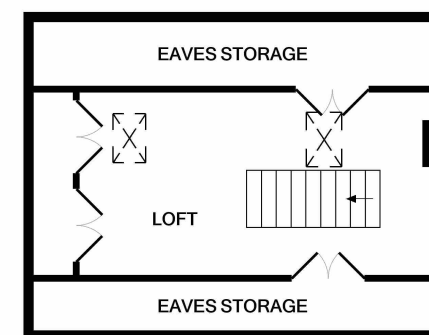
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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