



26, Horton Close
Northway, DY3 3TL

Taylors

26 Horton Close Northway in Region of £424,950

**STUNNING PEACEFUL LOCATION **

**FOUR BEDROOM **

TWO RECEPTION ROOMS

▪ ROOM DIMENSIONS

Reception hallway with under stairs storage and

Doors leading to;

Spacious lounge 20'0" x 12'9" max

Dining room 11'1" x 9'1"

Attractive breakfast kitchen 12'1" x 8'9" max

Utility room 5'6" x 5'5"

Guest WC 5'2" x 4'1" with under stairs storage / cloaks cupboard

First Floor

First floor landing with airing cupboard loft access (with pull down ladder) & doors to

Primary bedroom 11' 8 x 11'8 with range of fitted wardrobes & storage

Stylish en suite shower room 7'0" max x 6'6" max not square

Bedroom 8'2" x 8'1" currently used as an office with built in desk and useful storage

Bedroom 10'1" x 8'4" to wardrobes, having range of built in wardrobes

Bedroom 9'5" x 8'0" to built-in wardrobes, having range of built in wardrobes

Modern fitted shower room 9'7" max x 5'0" max

Outside

Car port

Garage 18'2" x 8'2" with power & lighting

Terrific meticulously maintained and landscaped private rear garden, large sun canopy with parking/ space for motor home/ caravan

Driveways to both sides of property offering ample parking

Garden to fore

▪ ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



PERFECTLY POSITIONED within peaceful nook of the NORTHWAY offering an STUNNING open aspect to front, is available a unique opportunity to acquire this FANTASTIC family home. Being stylishly presented and meticulously maintained both inside and out, this impressive DETACHED property also comprises; reception hallway, 20ft lounge, dining room, guest W/C with cloaks cupboard, ATTRACTIVE MODERN BREAKFAST KITCHEN with various integrated appliances, utility room, first floor landing, FOUR BEDROOMS (all with fitted wardrobes and ensuite shower room to Primary bedroom), modern fitted shower room, 18ft garage, car port, delightfully presented and well kept private rear garden which also benefits from double secure gated access to front that offers access & storage for Caravan & or Motorhome, driveway & garden to fore.

EPC - D. Council Tax - E. Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof and rubber flat roof to part of ground floor (garage). All mains services are connected.

Broadband/Mobile coverage:

checker.ofcom.org.uk/en-gb/broadbandcoverage/
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

SEDGLEY BRANCH

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.



Agents contact details:
2A DUDLEY STREET
SEDGLEY
DY3 1SB
T: 01902 880888

e. Sedgley@taylors-
estateagents.co.uk

www.taylors-estateagents.co.uk

Taylors

| Taylors Sedgley Limited
Printed by www.stewartdigital.co.uk

Offices at:

KINGSWINFORD HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY



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. **PROPERTY MISDESCRIPTIONS ACT 1991:** 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. **FLOORPLAN - 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).