

Taylors

Windsor Road, Norton, Stourbridge, West Midlands, DY8 3BX

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A well presented TWO BEDROOM MODERN END TERRACE, offering OFF ROAD PARKING and a beautifully landscaped rear garden. Set in a convenient location and offered for sale with NO UPWARD CHAIN, this attractive home is ideal for first time buyers or those looking to downsize.

The accommodation comprises a entrance porch, living room to the front and a modern fitted kitchen to the rear, providing access to the garden. Upstairs are TWO WELL PROPORTIONED BEDROOMS and a modern shower room.

Outside, the landscaped rear garden provides an attractive space to relax and enjoy, complementing this well presented home.

Call our STOURBRIDGE OFFICE to arrange your viewing.

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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Porch - 1.24m x 0.99m (4'1" x 3'3") At widest points

Kitchen - 3.78m x 2.57m (12'5" x 8'5") At widest points

Living Room - 4.14m x 3.81m (13'7" x 12'6") At widest points

First Floor Landing - 1.83m x 1.52m (6'0" x 5'0") At widest points

Bedroom One - 3.63m x 2.77m (11'11" x 9'1" At widest points

Plus wardrobe

Bedroom Two - 3.43m x 1.88m (11'3" x 6'2") At widest points

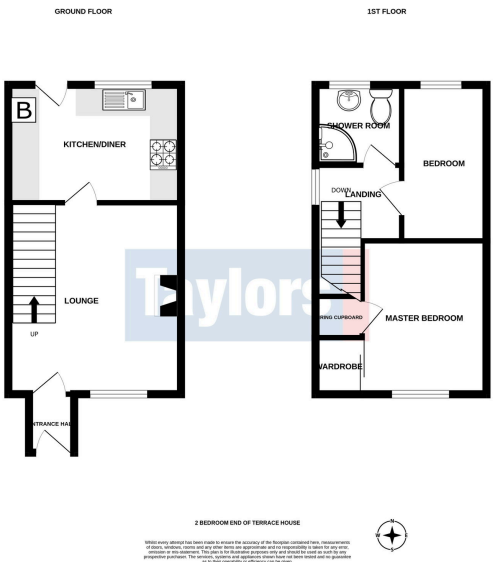
Shower Room - 1.85m x 1.7m (6'1" x 5'7") At widest points

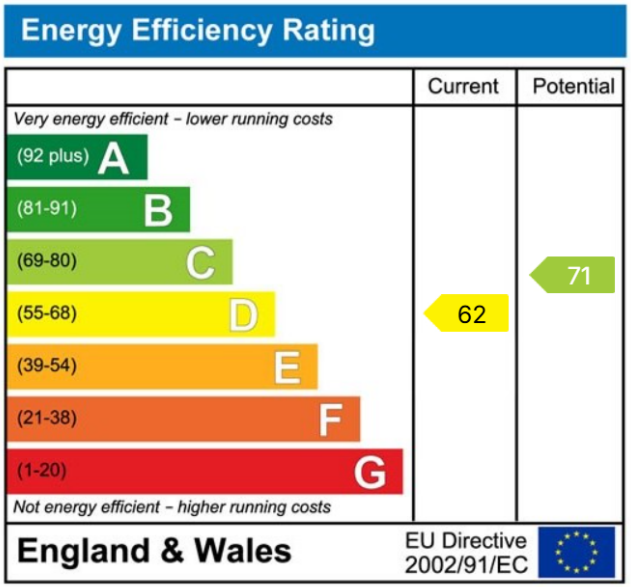






- TWO BEDROOMS
- CONVENIENTLY LOCATED
- OFF ROAD PARKING
- LANDSCAPED REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS
- NO UPWARD CHAIN





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.