

Taylors

St. Georges Road, Norton, Stourbridge, DY8 3DX

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Offered for sale with NO UPWARD CHAIN, this THREE bedroom semi detached home is situated in NORTON, Stourbridge, and provides an ideal opportunity for families.

The property is approached via a driveway providing OFF ROAD PARKING with steps leading to the front door. An entrance porch opens into the hallway, with a living room to the front and a MODERN FITTED KITCHEN to the rear. The kitchen includes a dining area and sliding patio doors opening onto the rear garden. A useful utility area, GUEST WC and a further door to the garden complete the ground floor accommodation.

Upstairs are three well proportioned bedrooms and a MODERN FAMILY BATHROOM fitted with a vanity unit and a bath with shower over.

Outside, the rear garden features a decked seating area with a lawn beyond and a variety of shrubs and an outdoor store.

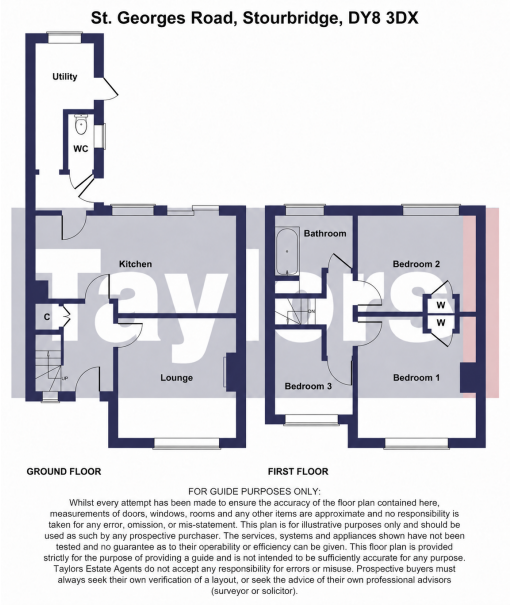
Situated in the popular Norton area of Stourbridge, St Georges Road is conveniently placed for local shops, SCHOOLS, everyday amenities and Stourbridge town centre.

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 - 2.03m x 0.91m (6'8" x 3'0") At widest points
Entrance Hall - 2.62m x 1.52m (8'7" x 5'0") At widest points
Open plan kitchen diner - 6.45m x 2.82m (21'2" x 9'3") At widest points
Living Room - 3.89m x 3.78m (12'9" x 12'5") At widest points
Inner Lobby - 1.83m x 1.02m (6'0" x 3'4")
Guest WC - 1.52m x 0.74m (5'0" x 2'5") At widest points
Utility - 1.85m x 1.7m (6'1" x 5'7")
First Floor Landing - 1.68m x 0.76m (5'6" x 2'6") At widest points
Bedroom One - 3.68m x 3.1m (12'1" x 10'2") At widest points
Bedroom Two - 3.71m x 3.58m (12'2" x 11'9") At widest points
Bedroom Three - 2.67m x 2.64m (8'9" x 8'8") At widest points
Bathroom - 2.62m x 2.46m (8'7" x 8'1") At widest points

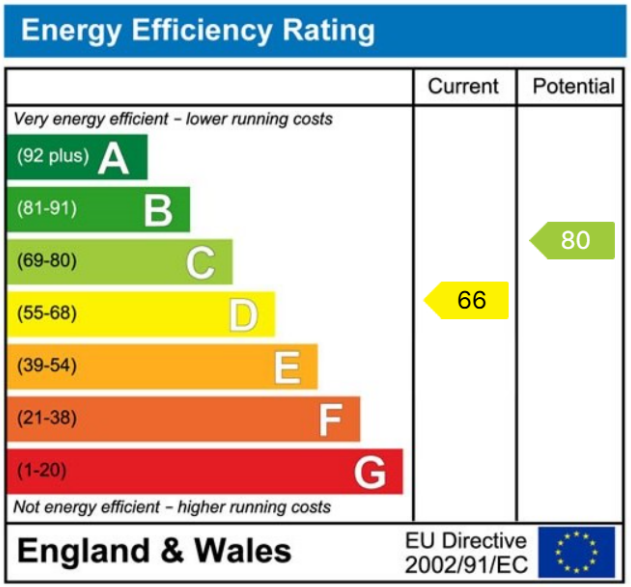






- NO UPWARD CHAIN
- THREE BEDROOM FAMILY HOME
- MODERN OPEN PLAN KITCHEN DINER
- MODERN BATHROOM
- USEFUL UTILITY
- DOWNSTAIRS GUEST WC





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.