



**HAZEL GROVE, OFF CLENT VIEW ROAD,  
NORTON, STOURBRIDGE DY8 3JP**





# HAZEL GROVE, OFF CLIENT VIEW ROAD, NORTON, STOURBRIDGE DY8 3JP

**Found in this established close, off Clent View Road and close to the countryside and farmland fringe, this WELL PRESENTED AND THOUGHTFULLY IMPROVED, THREE BEDROOM, DETACHED BUNGALOW is available for sale with NO UPWARD CHAIN. Planned over one floor with gas central heating and double glazing, the accommodation briefly comprises: L Shaped Reception Hall, Pleasant Sitting Room, Shaker Styled Cream Breakfast Kitchen, THREE Bedrooms – the Master with an ENSUITE, and with a Contemporary Styled Shower Room. Block Paved Driveway, Detached Garage and with an Enclosed Rear Garden. Council Tax Band D.**

In further detail;

### THE ACCOMMODATION

A side facing UPVC door with inset ornate and obscure double glazing opens to the;

**RECEPTION HALL** 12' 0" x 9' 10" (only when measured at widest points)  
Effectively an "L" shaped arrangement which includes an oak styled laminate flooring. In addition there is a central heating radiator, coving to the ceiling, ceiling light point and doors which radiate off:

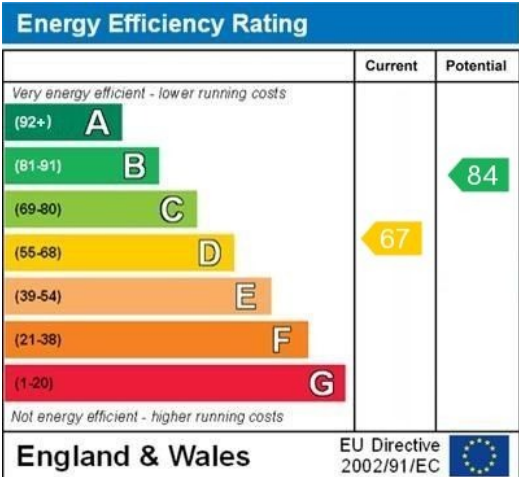
**PLEASANT SITTING ROOM** 15' 9" x 13' 1"  
With two UPVC double glazed windows to the front and with a further large UPVC double glazed window to the side, all of which ensure good natural illumination within this neutrally decorated room. There is a continuation of the oak styled laminate flooring from the reception hall, feature fireplace which has a gently raised and projecting hearth, polished wood display mantle and a part recessed "coal effect" electric heater. Central heating radiator, provisions for a television, coving to the ceiling, four wall light points and with a door to:

**MODERN SHAKER STYLED BREAKFAST KITCHEN** 14' 4" x 8' 4"  
With a dual aspect including UPVC double glazed windows to the front and side, and being furnished with a good range of cream "shaker styled" cupboard fronted units, with the base cupboards and drawers being surmounted by contrasting roll edged work surfaces and with an inset one and a half bowl stainless steel sink and drainer having mixer tap above. Complementary "metro styled" splashback tiling forms a surround to the work surfaces and also to the ceramic hob which has a stainless steel cooker hood over incorporating a curved glass frame surround. To an opposing wall there are cupboards which adjoin the built-in electric fan assisted oven which has an integrated grill. Selection of wall mounted cupboards, suitable space and plumbing for a "slimline" dishwasher, additional space and plumbing for an automatic washing machine and with space for a tall fridge/freezer. Upon a tiled floor there is an area suitable for the arrangement of breakfasting table and chairs. Central heating radiator, UPVC part obscure double glazed door to the side and with an array of recessed LED ceiling lights.

**DETACHED GARAGE** 18' 0" x 7' 10"  
With an up-and-over door, concrete floor, rear glazing and ceiling lighting.

**ENCLOSED REAR GARDEN**  
May be approached from side gated access, from the kitchen, or alternatively from the double glazed sliding patio doors from bedroom three/the additional reception room. A slabbed patio area includes an external cold water tap and has a principally level shaped lawn off. Borders contain an array of specimen plants and shrubs. Overall this is an enclosed aspect and one which enjoys a southerly aspect.

THE SELLING AGENTS WOULD REMIND PROSPECTIVE PURCHASERS THAT THIS IS A PROPERTY AVAILABLE FOR SALE WITH NO UPWARD CHAIN.





Returning to the reception hall doors continue to lead off;

#### BEDROOM ONE 12' 0" x 11' 10"

With a UPVC double glazed window to the rear and being furnished with fitted sliding door wardrobes, one of which includes a mirrored front. Central heating radiator, coving to the ceiling, ceiling light point and with a door to:

#### ENSUITE 6' 0" x 5' 5"

With a UPVC obscure double glazed window to the side and appointed with a white suite to include a corner shower enclosure having Gainsborough shower within, and with full height splashback tiling from the shower extending at half height with a border tile detail to form a surround to the low level WC and to the hand wash basin which is part recessed into a double door toiletry cupboard. Central heating radiator, extractor fan and ceiling light point.

#### BEDROOM TWO 11' 6" x 8' 9"

With a UPVC double glazed window to the side, central heating radiator, coving to the ceiling and ceiling light point.

#### BEDROOM THREE/ADDITIONAL RECEPTION ROOM 12' 0" x 10' 1"

A versatile space which could be organised as an additional double bedroom or alternatively as a dining or sitting room. There are double glazed sliding patio doors which view to the rear and a UPVC double glazed window to the side elevation. Oak styled laminate flooring, central heating radiator, coving to the ceiling and ceiling light point.

#### MODERN SHOWER ROOM 8' 0" x 6' 5" (when measured at widest points)

In a contemporary style and including a UPVC obscure double glazed window to the side together with a white suite incorporating a broad enclosed shower with clear glazed screen and sliding door, coupled with full height splashback tiling having a contrast mosaic styled tile in a vertical central position. Tiling continues, at full height, and forms a surround to the low level WC with enclosed cistern and also to the hand wash basin which is part recessed into a double door toiletry cupboard. Fashionable "ladder styled" heated towel radiator, tiled floor, recessed LED ceiling lighting and to a corner with a double door linen cupboard found above a position suitable for a dryer.

Also from the reception hall, there are loft ladders which drop down to provide an approach to the **BOARDED LOFT SPACE** which includes a balustrade around the stair opening, double glazed skylight window to the left pitch, and is both plaster skimmed, and has ceiling lighting. There are also cupboard doors which provide an approach into the remaining eaves.

#### OUTSIDE

Undoubtedly the setting enjoyed by the bungalow is of notable appeal, found just off Clent View Road which adjoins the countryside and farmland fringe, and moreover in a quiet close of bungalow property types. The easily manageable frontage includes a pebbled foregarden with specimen plants and shrubs and an adjoining **BLOCK PAVED DRIVEWAY** which provides ample vehicular parking space, an approach to the property's principal side facing entrance and further extends to the;



#### Agents contact details:

85 High Street,  
STOURBRIDGE,  
DY8 1ED

t. 01384 395555

f.01384 441206

e. [stourbridge@taylorsestateagents.co.uk](mailto:stourbridge@taylorsestateagents.co.uk)

#### 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

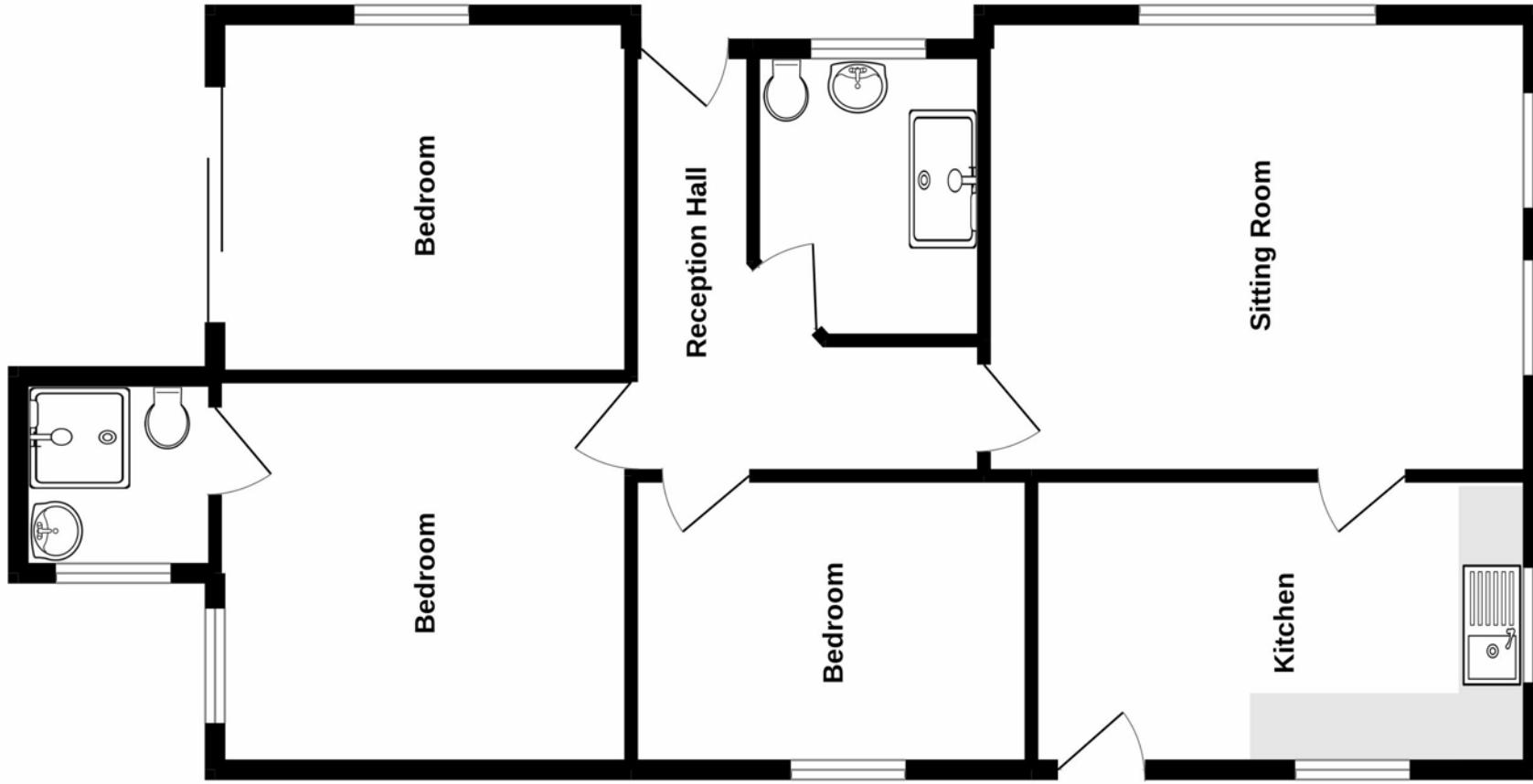
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely 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.

#### 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.



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).



Offices at: **KINGSWINFORD** **HALESOWEN** **STOURBRIDGE** **BRIERLEY HILL** **SEDGLEY**

[www.taylors-estateagents.co.uk](http://www.taylors-estateagents.co.uk)