



**SYCAMORE CLOSE,
NORTON, STOURBRIDGE DY8 3JF**

Taylor's

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SET UPON A GENEROUS PLOT WITHIN A PEACEFUL and TRULY SOUGHT-AFTER CUL-DE-SAC ADDRESS of NORTON, not far from IDYLIC COUNTRYSIDE WALKS (including Bunkers Hill National Forest), PUBLIC TRANSPORT LINKS (such as Bus) and both NORTON SHOPS/SERVICES and STOURBRIDGE TOWN CENTRE stands this DECEPTIVELY SPACIOUS, IMPROVED and WELL-PLANNED TWO BEDROOM DETACHED BUNGALOW. Having GAS CENTRAL HEATING and DOUBLE GLAZING, the accommodation comprises in brief; Entrance hallway, spacious lounge diner, kitchen, two good bedrooms and modern shower room. To the front stands a TARMAC DRIVEWAY providing AMPLE OFF-ROAD PARKING, with to the rear a PLEASANT, SUNNY ASPECT GARDEN with both LAWN and PATIO AREAS to suit any garden enthusiast, together with a TANDEM-STYLE DOUBLE GARAGE with rear workshop. There is SUPERB ACCOMMODATION ON OFFER and a viewing is ESSENTIAL and to do so please contact Taylor's Estate Agents STOURBRIDGE office. Tenure: Freehold. Construction: Brick built with tiled pitched roof. Services: All mains services connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D. EPC D.



The accommodation is set over a singular level and comprises;

THE ACCOMMODATION

ENTRANCE HALLWAY 9' 8" (max) x 8' 9" (max)

Having an UPVC obscure double glazed front door with adjoining UPVC double glazed obscure panels, a gas central heating radiator, ceiling lighting and doors to the accommodation.

LOUNGE DINER 24' 4" (max) x 11' 9" (max)

Entered through a door from the entrance hallway having feature gas fire with surround, hearth and mantle, a UPVC double glazed window unit to side aspect, two gas central heating radiator, UPVC double glazed French doors to garden aspect, ceiling lighting and a door to the kitchen.

KITCHEN 11' 10" (max) x 8' 0" (max)

Entered through a door from the lounge diner and at floor level there are a good range of base units having both drawer and cupboard storage, space and plumbing for washing machine, integrated oven and grill combination and a gas central heating radiator.

GARAGE 25' 9" (max) x 10' 8" (max)

Having manual up-and-over front garage door, ceiling lighting, multiple UPVC double glazed units to the garden, an obscure UPVC double glazed French door to the garden and wall shelving.

REAR GARDEN

A truly pleasant sunny aspect space which provides both lawn and patio areas. Overall it is a generous size which may suit any garden enthusiast and for those seeking to enjoy relaxing with endeavours such as al fresco dining.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Surmounted on top are roll edged work tops having inset four point gas hob and inset sink with a drainer and mixer tap. At eye-level splashback tiling, wall mounted cupboard units one housing the boiler, space for larder style fridge freezer combination, a UPVC double glazed window unit to side aspect, an obscure UPVC double glazed French door to the garden, an extractor fan and ceiling lighting.

BEDROOM ONE 12' 2" (max) x 10' 9" (max)

Entered through a door from the entrance hallway having two UPVC double glazed window units to front aspect, a gas central heating radiator and ceiling lighting.



BEDROOM TWO 10' 10" (max) x 7' 8" (max)

Entered through a door from the entrance hallway having a gas central heating radiator, UPVC double glazed window unit to front aspect and ceiling lighting.

SHOWER ROOM 7' 10" (max) x 6' 6" (max)

Entered through a door from the entrance hallway and beautifully appointed with a three piece shower suite consisting of walk-in style shower unit with shower tray and fixed shower screen, pedestal toilet, pedestal wash hand basin with mixer tap, floor tiling, a gas centrally heated towel rail, built-in cupboard storage, an obscure UPVC double glazed window unit to side aspect, loft hatch to loft space and ceiling lighting.



OUTSIDE

The bungalow sits near the head of this peaceful and truly sought after cul-de-sac address of Norton, further sitting upon a very generous plot. On approach the property greets you ample off-road parking provided by a tarmac driveway with block paved edging which leads up to and adjacent to the front and side elevation of the property and through to a set back garage facility.

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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**

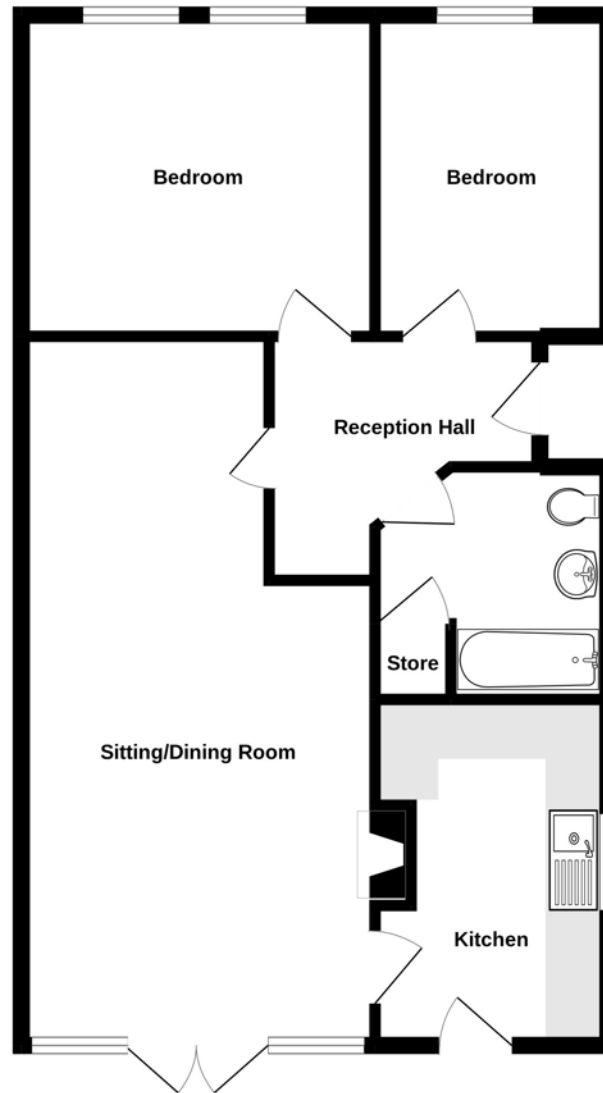
CONSUMER PROTECTION REGULATIONS 2008

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.

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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
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