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Norton Road
Norton Stourbridge

Hillside, 6 Norton Road, Norton, Stourbridge DY8 2AE

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Hillside represents a rare and outstanding opportunity to purchase an imposing, spacious 4 Bedroom double fronted period style Victorian Detached residence of character, circa late 1880's located at this popular Norton address, set side onto Norton Road and tucked behind 2 modern properties fronting Witton Street.

The property is located opposite Mary Stevens Park and is well placed for excellent local amenities including schools, Stourbridge Town, Oldswinford, local bus routes and railway stations and is set back beyond a stepped pedestrian approach from Norton Road with gated entrance, mature Garden areas to the front and sides and there is a Large Garage which is accessed from Witton Street providing off road parking.

The property includes a wealth of character with picture rails, ceiling cornices/coving, stripped panelled doors to the majority, fireplaces and offers fantastic potential to further improve and personalise to create a forever Home. With gas central heating, double glazed windows and briefly the accommodation comprises: Reception Hall, Drawing Room, Conservatory, Dining Room, Sitting Room, Rear Lobby, Cloakroom, Cellar, Breakfast Room, Kitchen, Side Lobby, Utility Room, Guest Cloakroom, Gallery Landing, Large Master Bedroom with En-Suite Bathroom, 3 further Bedrooms and Bathroom.

OVERALL, CHARACTER HOMES OF THIS NATURE ARE A RARE FIND. ADD TO THAT THE LOCATION AND ITS GENEROUS SIZE AND THIS IS ONE PROPERTY WHERE EARLY VIEWING IS ESSENTIAL TO AVOID DISAPPOINTMENT.



On the Ground Floor there is a Canopy Entrance having a steel porch which was produced by Dorman Long, the famous bridge builders and this creates an imposing access to the wide front door.

The Reception Hall features a staircase to the 1st Floor with side panelling and spindle balustrade, picture rail, radiator with cover, part coloured leaded glazed door to rear Lobby and door to Drawing Room. A wide archway opens to the Dining Room having bay window to front, side window, picture rail and radiator with cover.

A door leads off to a large Sitting Room, to the side, with feature mantel fireplace having hearth and inset fire, side bay window and radiators with covers.

There is a Rear Lobby with high level rear window, door to Breakfast Room and door to Cloakroom (with feature coloured leaded window) and vaulted Cellar.

The Drawing Room is located to the front having stone mantel fireplace with hearth, bay window with wide window seat having storage below, picture rail and side patio door opening to the Conservatory, being UPVC double glazed with top opening windows and double doors to Garden.

The Breakfast Room is at the rear having a quarry tiled floor, 2 rear windows, built-in cupboards (one housing the Worcester gas central heating boiler), Sheila Maid overhead clothes drying rack and door way to the Kitchen.

The Kitchen has a range of light oak style wall and base cupboards, sink and mixer tap, quarry tiled floor, Leisure Rangemaster 110 gas range cooker, worktops and tiled splash backs, side window and door.





There is a Rear Lobby I with quarry tiled floor, windows and door to Garden and doors to Utility Room (with sink and double base cupboard, plumbing facility, rear window and tiled floor) and Guest Cloakroom (with wc & basin with tiled splash back, side window and tiled floor).

On the 1st Floor there is a Gallery Landing with spindle balustrade, bookcase, front window and Inner Landing (with ladder access to loft) and doors leading off.

The Master Bedroom is a generous size with a range of wardrobes and top cupboards, 2 windows, picture rail and door to its own large En-Suite Bathroom, at the rear, with white period style suite having roll top bath on feet, Charlotte pedestal wash hand basin with tiled splash back, Charlotte high level cistern to wc and corner shower cubicle with curved screen door.

Bedroom 2 features a fireplace, window to front/side and picture rail with Bedroom 3 having a built-in cupboard and wardrobe and Bedroom 4 with built-in cupboards.

The House Bathroom has a white suite with corner spa bath with shower over, basin, wc and part tiled walls.

Outside, there are mature Garden areas with main side Garden having paved patio, apple tree, lawn with stepping stone pathway and borders. The Garden extends to the front with lawn having low fence and gate to a paved area to the front, steps leading off at the side with pedestrian gates to Norton Road and mature side Garden (Norton Road) with lawn, mature shrubs and trees and with pathway, steps and further pedestrian gate to Norton Road. The main garden area also has an access pathway leading round to the Garage which has a stepped rear entrance with rear single glazed window and pedestrian door. The Garage is open to front with gates onto Witton Street

To the rear of the house is an enclosed yard with access gates at each end and three garden sheds.

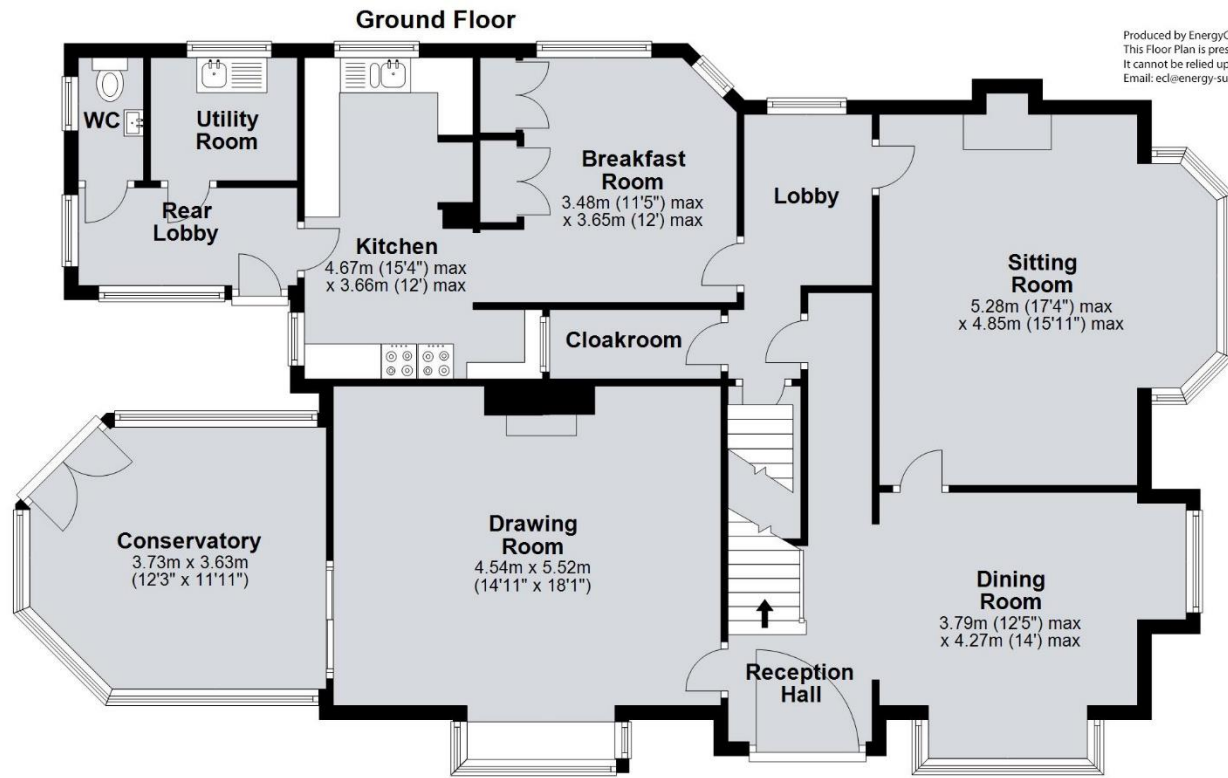
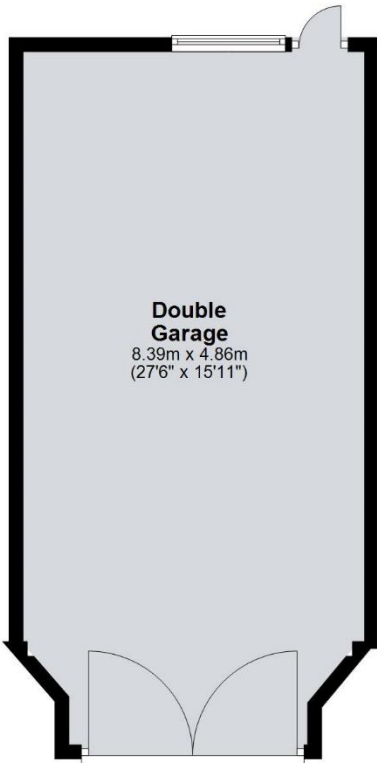


Tenure: Freehold

Council Tax Band: G

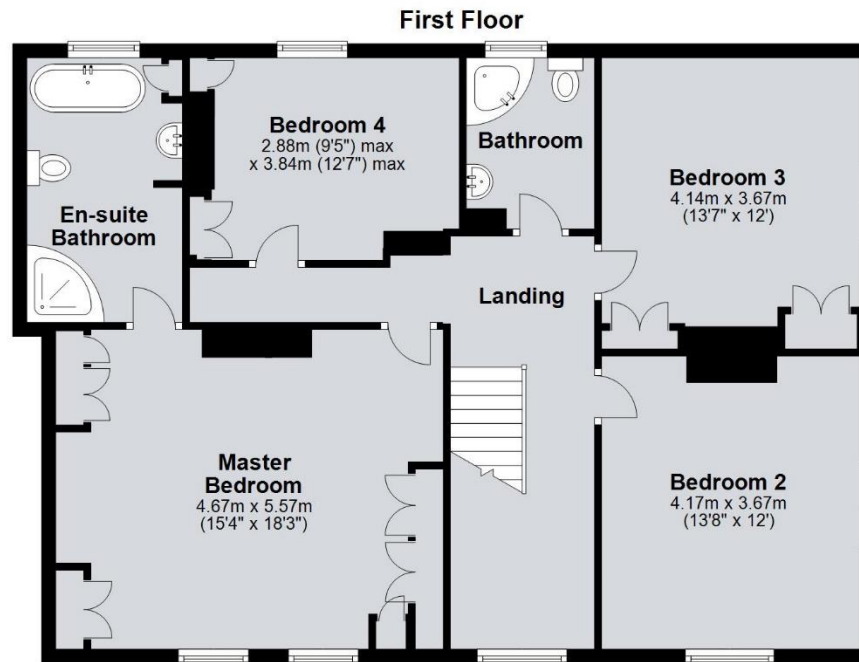
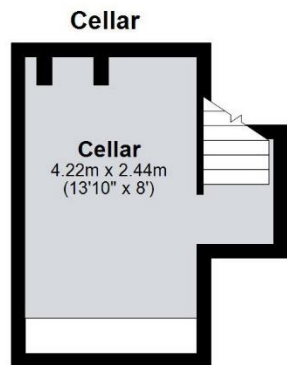
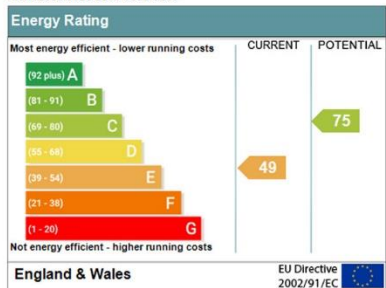






Approximate Gross Internal Floor Area:
 Cellar: 12sq m, 129sq ft
 Ground Floor: 136sq m, 495sq ft
 First Floor: 97sq m, 1044sq ft
 Double Garage: 46sq m, 495sq ft

Address: 6 Norton Road, STOURBRIDGE, DY8 2AE
 RRN: 2569-3020-2201-9362-6204





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



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