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**Witton Street**  
Norton, Stourbridge

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## 75 Witton Street, Norton, Stourbridge DY8 3YF

This Period style 2 Bedroom Semi-detached has been improved and updated and is much bigger than first impressions, requiring internal inspection to fully appreciate. The property is located at this sought after Norton address and is further enhanced by a good size south west facing Rear garden making for a pleasant backdrop.

Witton Street links Norton Road to Glebe Lane, close to Mary Steven's Park and is well placed for amenities, schools, Stourbridge Town, train Station and with a surrounding road network giving access to the M5 Motorway and beyond.

With gas central heating, UPVC double glazing and comprising: Sitting Room, Lobby with access to Cellar, Lounge opening to Kitchen, rear Utility/Toilet, Landing, 2 Double Bedrooms with Bedroom 1 giving access to the Shower Room.

OVERALL, A PROPERTY WELL WORTH EARLY VIEWING.

On the Ground Floor, there is a Lounge, to the front, having recessed fireplace with slate hearth, tiled surround, brick back and log burner, UPVC double glazed bay window, composite double glazed front door, school style radiator and shelving.

A Lobby gives access to the rear Sitting Room and with stairs leading down to the converted Cellar having a range of built-in cupboards, wide shelf, radiator, small UPVC double glazed window, recessed ceiling lights and power points.

The Sitting Room has a rear UPVC double glazed window, vertical radiator door and staircase to 1st Floor and wide archway, opening to the Kitchen having a range of shaker style base cupboards, worktops, tiled splashbacks, sink with mixer tap, integrated Lamona dishwasher, Kenwood range cooker with cooker hood over, cupboard with Ideal gas central heating boiler, 2 side UPVC double glazed windows, part obscure double glazed door to Garden, recessed ceiling lights and doorway to Utility.

The Utility/Toilet has an obscure UPVC double glazed rear window, school style vertical radiator appliance spaces, white WC, tiled walls and recessed ceiling lights.

On the 1st floor, there is a Landing with access to 2 Bedrooms.

Bedroom 1 is located to the rear, having UPVC double glazed window, school style radiator, loft access with the ladder and recess with hanging space and shelving.

A step and opening gives access to the Shower Room having a white Period style suite with walk-in shower, having side screen and waterfall shower, WC, feature basin, tiled walls, obscure UPVC double glazed rear window, recessed ceiling lights, school style radiator, tiled floor and loft access.

Bedroom 2 is another double size Bedroom with UPVC double glazed window, school style radiator and recess with hanging space and shelving.

To the rear, there is a south west facing Garden having a side decked area with gate to front, step to further decked area, having pergola over, **(note the outdoor log burner is not included in the sale, but may be available by separate negotiation)**, step to sloping lawn with raised planters and rear vegetable plot.

At the front, there is a block paved area.





FLOOR PLANS

Tenure: Freehold

Council Tax Band: C



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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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The Cross Offices, Summerhill  
Kingswinford, West Midlands DY6 9JE

Stourbridge Sales: 01384 396066  
stourbridge@leeshaw.com www.leeshaw.com

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