

FOR SALE

The traditional detached residence

Situate

**‘CORNERWAYS’
No.9 Norton Road
Stourbridge
DY8 2AG**



- * Three reception rooms * Breakfast kitchen with adjoining utility
- * Three good bedrooms * House bathroom and En-suite
- * Corner plot with gardens to front, side and rear
- * Garage, Carport and off road parking * Double glazing and Central heating
- * Burglar alarm * NO UPWARD CHAIN * Freehold

**OFFERS AROUND
£595,000**

Situation & Description

The property lies in a popular, mixed and well established residential area on the south side of Stourbridge, approximately three quarters of a mile from the town centre. All necessary facilities are within a reasonable distance, including shops, a number of highly regarded schools and colleges, together with public transport services by road and rail.

For those with sporting interests, there are golf, squash, tennis and rugby clubs in the area.

The property occupies a corner plot of good size with level garden areas to the front, side and rear, located at the corner of Norton Road with Stanley Road, and enjoys close proximity and views over Mary Stevens Park, almost adjacent.

The property comprises a traditional detached residence, built in the 1930's of rendered brickwork, surmounted by a pitched tiled roof. The property has been extended in the past, and there is scope for further extending, subject to obtaining any necessary planning consents and building regulation approvals.

In more recent years the bathroom and kitchen facilities have been updated, and double glazed windows have been installed.

Accommodation

The accommodation is well planned and has a very definite comfortable ambience. It comprises briefly;

On the ground floor

Enclosed storm **porch** with inner door to the

Reception hall, with staircase off to first floor

Guest cloaks / w.c. (side) with low flush w.c., hand basin recess and obscure glazed side window

Living room (rear) 14' 3" x 11' 8" with fitted gas fire and glazed screen partition doors providing secondary access to the adjoining

Separate dining room (front) 15' 5" x 11' 0" with front elevation window, attractive feature fireplace and further doors to the reception hall and kitchen

Sitting room 12' 5" x 11' 0" with fitted fireplace and electric fire, windows to the side and rear elevations

Breakfast kitchen (front) 10' 9" x 10' 3" with range of dated replacement base and wall cupboards

L shaped utility / office area 11' 6" x 10' 11" maximum, with several useful storage cupboards, rear window and door to rear garden

On the first floor

The staircase from the reception hall leads to the central landing with access to the roof void and doors radiating to three bedrooms measuring respectively

Bedroom No.1 (front) 10' 11" x 10' 9" with useful fitted wardrobe and boiler / stores cupboard off.

Adjoining en-suite shower room (front) with pedestal hand basin, low flush w.c., shower cubicle and airing cupboard

Bedroom No.2 (rear) 12' 3" x 11' 6" plus full width fitted wardrobe recess

Bedroom No.3 (rear) 10' 11" x 10' 6" with fitted wardrobes and window to side, overlooking Mary Stevens Park and lake

House bathroom partly tiled and having suite comprising panelled enamel bath, pedestal hand basin, low flush w.c., bidet and obscure glazed windows to front elevation

Outside

Garage a driveway from Stanley Road leads to the driveway which affords off road parking for several vehicles

Detached garage 22' 6" x 9' 8" of pre-fabricated concrete sectional construction, on a concrete base

Adjoining carport 22' 5" x 7' 9", with bin store area to rear

The property stands back from Norton Road behind a well established fore-garden, containing mature hedges, gravel surfaced pathways with inset slabs, lawns flanked by mature shrubs and plants.

A gateway to the left hand side leads to the side garden area, also with lawns and mature boundary hedges.

The rear garden is of good size, containing several paved areas, lawns and well stocked borders to each side, with gateway to the rear leading to the garage, carport and driveway.

General Information

Council Tax: Band 'F', charge £2,798.55 for 2024 / 2025 (Dudley MBC).

Services: Mains drainage, water, gas and electricity are connected. Gas fired central heating system of radiators is installed served by the Main boiler located in the first floor boiler cupboard located off Bedroom No.1. A burglar alarm is installed.

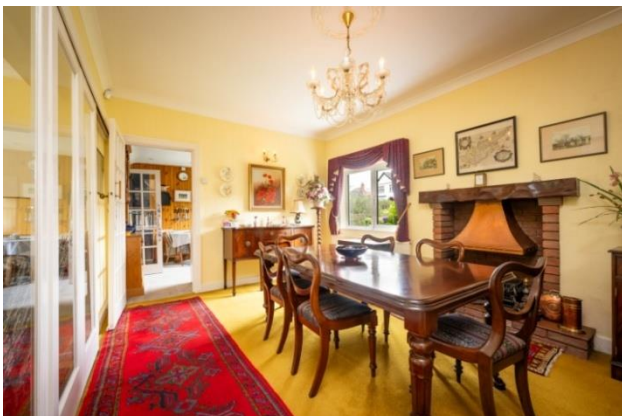
Fixtures & fittings: In addition to those already mentioned in these particulars, the asking price includes all carpets and floor coverings as fitted.

Tenure : Freehold tenure, with vacant possession on completion.

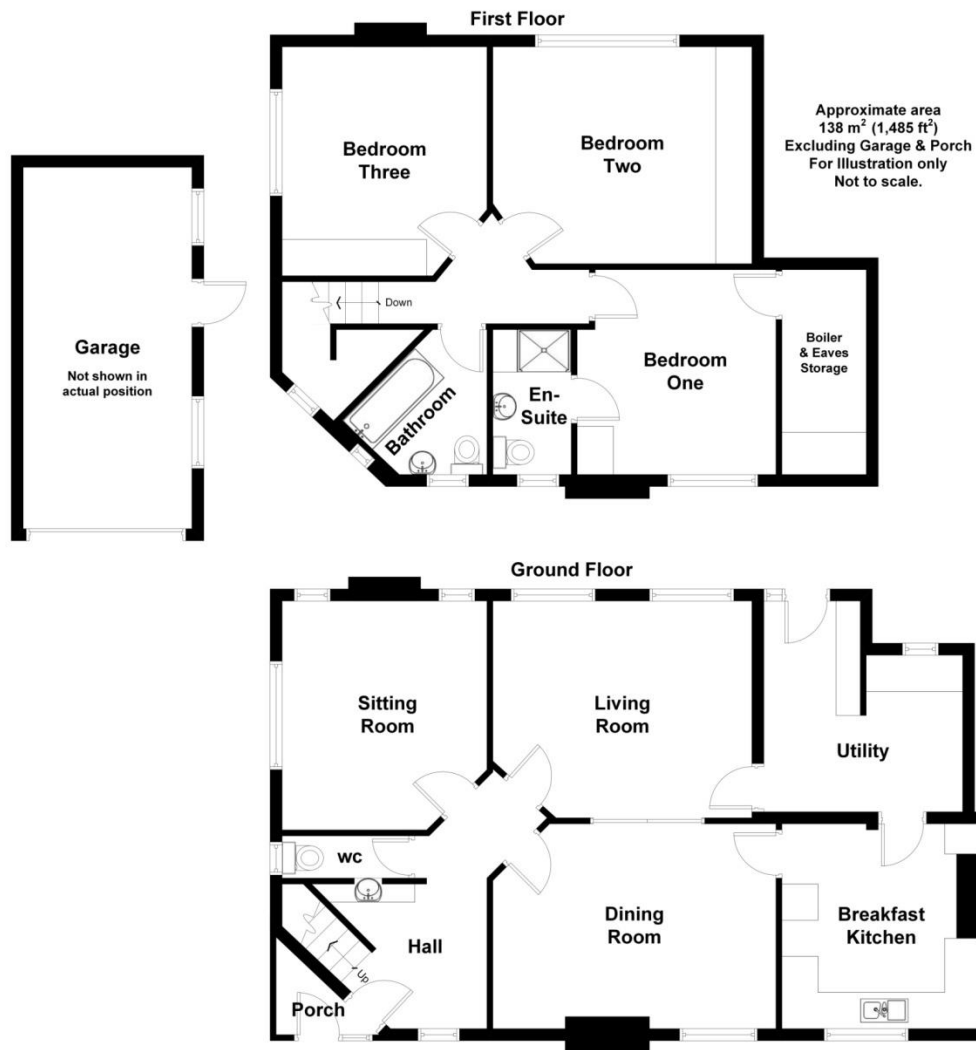
Viewing: Viewing strictly by prior arrangement with the selling agents, tel. 01384 440466.

E.P.C.: Energy Performance Certificate banding D-56, valid until 5 September 2034.

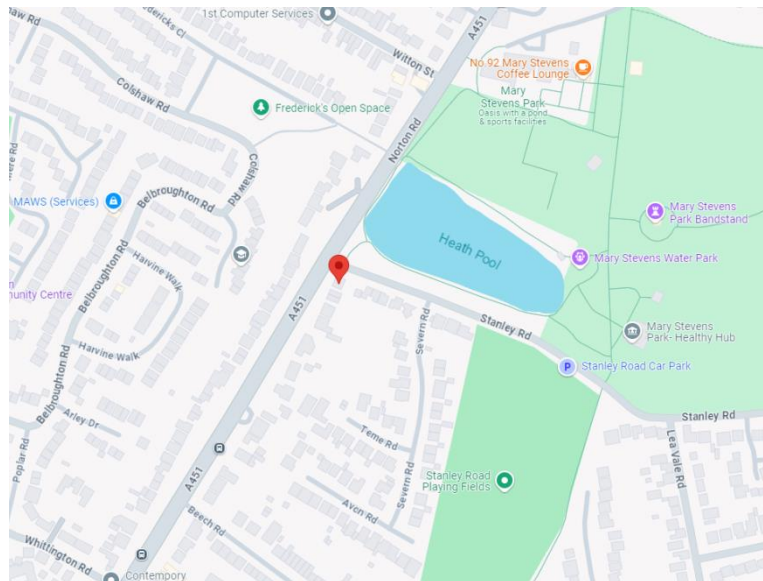
Photographs: Further photographs of the property can be viewed via the Zoopla property portal.



FLOOR PLAN:



GOOGLE MAP:



IMPORTANT NOTICE:

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 purchase please contact us before viewing the property.

Principal: Andrew J. Taplin, F.R.I.C.S.