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Cornerways  
9 Norton Road, Stourbridge



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'Cornerways' 9 Norton Road, Stourbridge DY8 2AG

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





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

### **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.

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## 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.

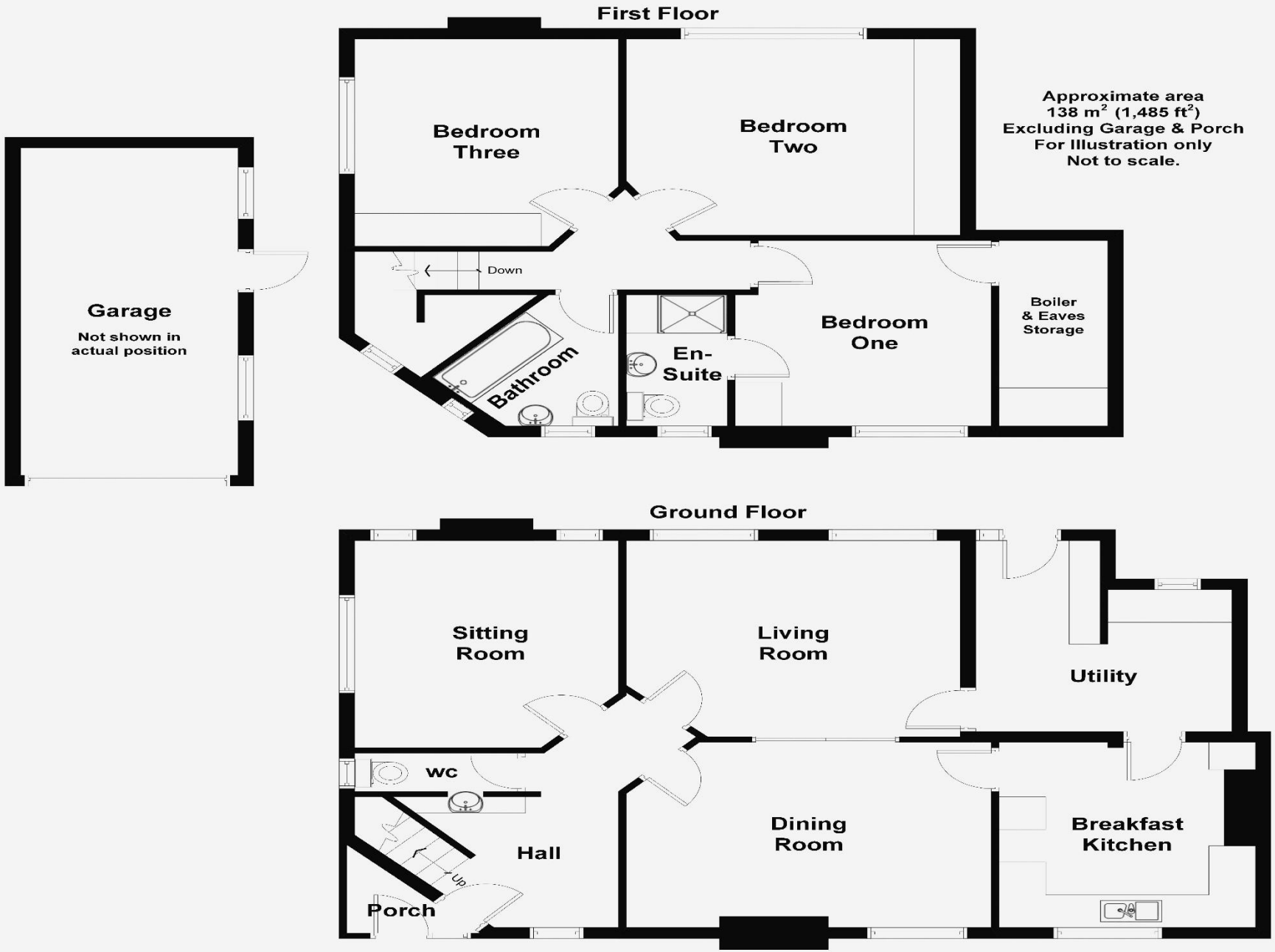
**Tenure :** Freehold tenure, with vacant possession on completion.

**Viewing:** Viewing strictly by prior arrangement with the selling agents, The Lee, Shaw Partnership tel 01384 396 066 or Andrew Taplin tel. 01384 440466.

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



# FLOOR PLANS







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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>

[www.leeshaw.com](http://www.leeshaw.com)







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**SELLING AGENTS: THE LEE, SHAW PARTNERSHIP**

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