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**The Broadway**  
Norton, Stourbridge

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## 57 The Broadway, Norton, Stourbridge DY8 3HP

Great opportunity for modernisation/improvement, this 3 Bedroom Semi-detached Bungalow is surprisingly spacious and is well worth internal inspection to fully appreciate its size and layout and is available with no onward chain.

The Broadway, is a popular Norton address where the Bungalow is well located just past Gigmill Primary School and convenient for the Co-operative Food Store with Post Office. Mary Stevens Park is also situated close by off Norton Road and further amenities in Oldswinford & Stourbridge Town.

With gas central heating and comprising: Reception Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom & Garage.

AN IDEAL BUNGALOW FOR THOSE LOOKING TO PERSONALISE AND UPDATE. VIEWING IS HIGHLY RECOMMENDED.

There is a Reception Hall with double glazed entrance door, loft access, cupboard with gas and electric meter, Store and doors leading off.

The rear Lounge has a tiled fireplace with hearth and gas fire and double glazed rear patio door to the Garden.

The Kitchen has a range of wall and base cupboards, worktops, sink and mixer tap, built-in oven, gas hob with integrated cooker hood, 2 appliance spaces, Ideal Mexico floor standing gas central heating boiler, 2 side double glazed windows, double glazed side door, part wall tiling, tiled floor and strip light.

Bedroom 1 is a double size room having a range of wardrobes with end shelving and double glazed front window.

Bedroom 2 is another double size room with rear double glazed window.

Bedroom 3 is a single size with double glazed window.

The Bathroom has a corner bath with Triton shower over, basin, WC, part wall tiling and 2 side single glazed windows.

There is a Garage with 2 side single glazed windows, up and over door and side pedestrian door.

Outside there is a brick garden store and Rear Garden, being east facing, with patio area having retaining wall and centre steps leading to the raised lawn garden area with centre pathway and there is a side path with gate to front.

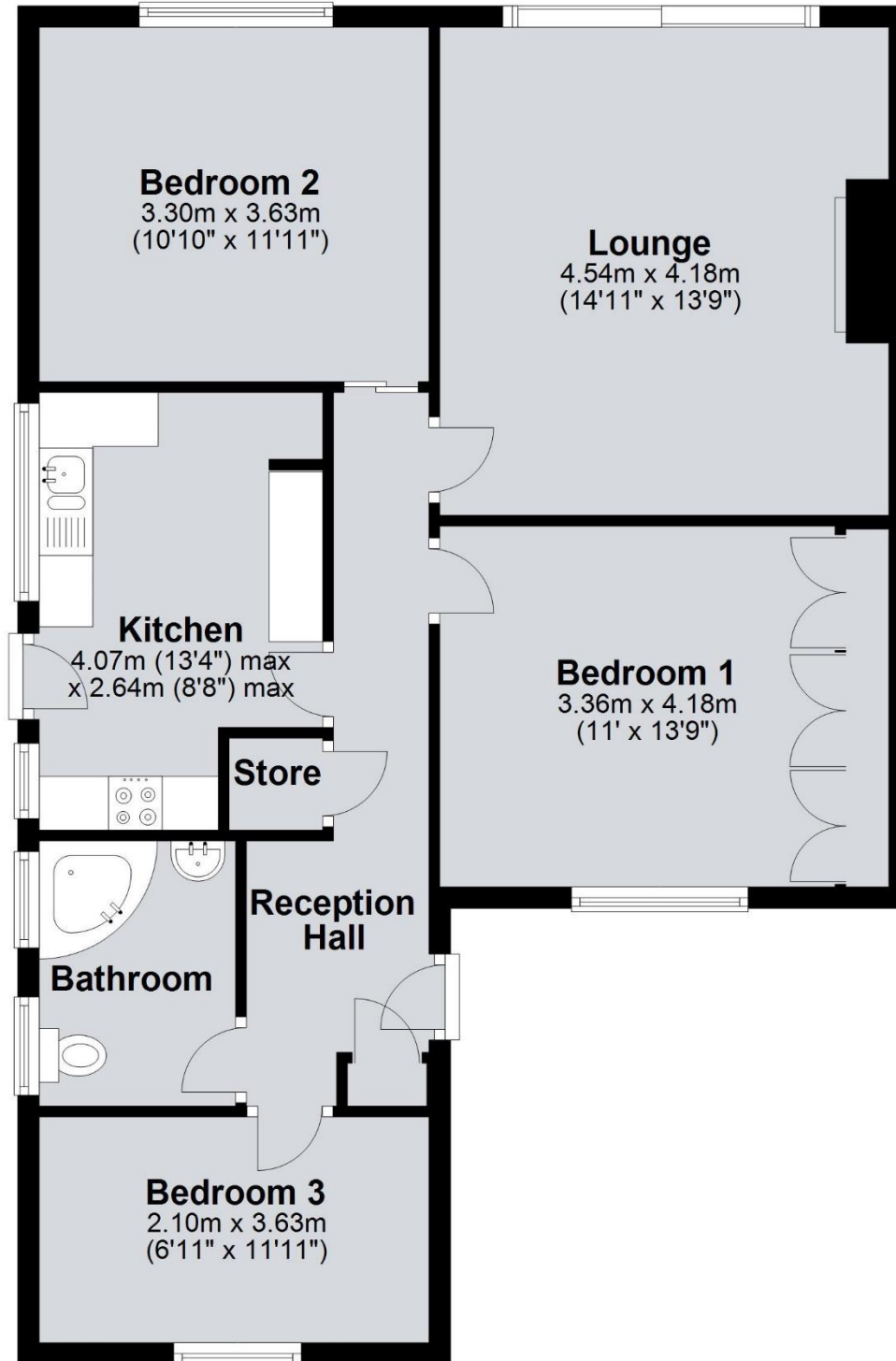
At the front, there is a lawn and tarmac Driveway providing off-road parking.

Tenure: Freehold  
Council Tax Band: C





### Ground Floor



### FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Approximate Gross Internal Floor Area:  
Ground Floor: 79sq m, 850sq ft



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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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