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25 Heath Farm Road  
Norton



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25 Heath Farm Road, Norton, Stourbridge, DY8 3BB

A Fantastic opportunity to acquire this 3 bedroom detached Bungalow, offering immense potential for full modernisation. Positioned on a good sized plot and available with no onward chain, this property is ready to be transformed into your dream home! (May suit redevelopment subject to obtaining planning, make own enquiries)

Heath Farm Road is located at this sought after Norton area of Stourbridge, being well placed for local amenities including schools, close to Mary Stevens Park, Stourbridge Town, Train Station and with excellent road links to the M5 Motorway and beyond.

The accommodation comprises; Entrance Hall, Lounge, Kitchen, Dining Room, 3 Bedrooms, Bathroom and rear Garden.

OVERALL A TERRIFIC OPPORTUNITY TO ACQUIRE A PROPERTY THAT YOU CAN MODIFY AND PERSONALISE - VIEWING ADVISED - NO UPWARD CHAIN!

The front door leads into the Entrance Hall which has doors to;



There are 3 Bedrooms of which Bedroom 1 has a bay window to the front. The Bathroom is fitted with a wc, hand basin, bath and storage.

The Lounge is located at the rear and has a wall mounted electric fire, storage cupboard and doors to the Kitchen and Dining Room which is located at the front.

The Kitchen is a lean to at the rear and has fitted base cupboard with inset sink and drainer.

Externally, the property features a generously sized rear Garden in need of cultivation, along with a carport leading to Garage.

To the front there is a driveway.

Please note that it is likely that a deadline will be set for "Best & Final" Offers. Please register your interest with us to be kept informed.

Tenure: Freehold.

Council Tax Band: E

Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.







## Measurements:

Lounge: 3.8m x 2.2m

Kitchen: 10.4m x 1.9m

Dining Room: 3.7m x 3.5m

Bedroom 1: 3.7m x 3.4m

Bedroom 2: 3.4m x 3.3m

Bedroom 3: 3.3m x 1.7m

Bathroom: 2.3m x 2.1m



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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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