



Baylie Street, Old Quarter, Norton, DY8 1AZ

HUNTERS[®]
EXCLUSIVE



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Offers In The Region Of £495,000

A fine example of a charming and characterful five bedroom property in the heart of the 'Old Quarter' arranged over four floors presented to immaculate standards. Falling a stones throw from Stourbridge Town Centre, Mary Stevens Park and popular nearby pubs, this fantastic home is well suited to ever-growing families and is within excellent school catchment. The property briefly comprises of welcoming through entrance hall with comfortable cloak space, beautifully appointed lounge with feature fire place and bay window finished with shutters, separate sitting room with access to cellar, further feature fireplace, whilst a contemporary kitchen diner with skylight and french doors leading to the garden completes the ground floor. Continuing upstairs off its sizeable landing leads to an attractive master bedroom suite with fitted and built in wardrobes, spanning the full width of the property, whilst there are two further good sized bedrooms, one currently being used as a home office and well appointed family bathroom complete with bath and separate shower. On the upper floor leading off it's bright and airy landing effortlessly flows into the remaining two bedrooms both of which are doubles and benefits from skylight windows and under eaves storage. The rear garden is laid to a patio seating area and flat well maintained lawn, is partly walled and has a practical outside store providing useful storage space. This property is a must see if you idolise these fantastic period properties within this sought-after location.





Front of The Property

To the front of the property beyond dwarf wall with small patio area, beautiful render finish, decorative architrave and secure double glazed composite door leading to the entrance hall.

Entrance Hall

21'7" x 4'3"

With secure double glazed composite door leading from the front of the property, stairs to first floor landing, doors to various rooms, space for cloaks and shoes, further double glazed door to covered outside store, coving, laminate floor and a central heating radiator.

Lounge

15'1" x 12'9"

With a door leading from the entrance hall, feature fire place, decorative surround, rope guard, comfortable seating space, coving, ceiling rose, double glazed bay window to front with shutters and a central heating radiator.

Sitting Room

15'5" x 11'9"

With doors leading from the entrance hall, kitchen diner and cellar, feature fire place with gas fire, bespoke cabinetry with power/ tv point, floating shelving, comfortable seating space, Amtico floor, double glazed window to rear and traditional column central heating radiator.

Kitchen Diner

19'4" x 9'2"

With a door leading from the sitting room, fitted with a range of matching wall and base units, pantry style drawers, worksurfaces with tiled splashback, stainless steel sink and drainer, integrated fridge freezer, dishwasher, washing machine, oven with separate gas hob, stainless steel cooker hood over, under cabinet lighting, recessed spotlights, space for dining table, tiled floor, double glazed window to side, further skylight window, double glazed french doors to garden and a central heating radiator.



Landing

With stairs leading from the entrance hall, stairs to upper landing and doors to various rooms.

Master Bedroom

15'1" x 13'1" max

With a door leading from the landing and ensuite, feature fire place, large fitted wardrobe, further built in wardrobe/ storage cupboard, coving and ceiling rose, double glazed window to front with shutters and central heating radiator with cover.

En Suite

With a door leading from the master bedroom, bath with shower over and shower screen, wash hand basin, WC, illuminated mirror, tiled splashback, part tiled walls, recessed spotlights, double glazed window to front and a central heating radiator.

Bedroom Four

11'5" x 8'10"

With a door leading from the landing, double glazed window to rear and a central heating radiator.

Bedroom Five

8'10" x 8'10"

With a door leading from the landing, storage space underneath stairs, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from the landing, bath, separate shower cubicle, WC, wash hand basin, tiled splashback, part tiled walls and tiled floor, recessed spotlights, electric wiring for illuminated mirror and a central heating towel rail.



Upper Landing

With stairs leading from the landing, doors to bedrooms and double glazed window to rear.

Bedroom Two

18'0" x 12'9" max

With a door leading from the landing, recessed spotlights, double glazed windows to rear, skylight window to front, eaves storage and central heating radiator.

Bedroom Three

13'5" x 11'5" max

With a door leading from the landing, recessed spotlights, skylight windows to front, eaves storage and a central heating radiator.

Garden

With a double glazed door leading from the entrance hall and french doors leading from the kitchen diner to a patio seating area, covered shelter providing useful storage space, outside tap and socket, garden store, steps to well maintained lawn, partly walled and space for climbing frame or trampoline.

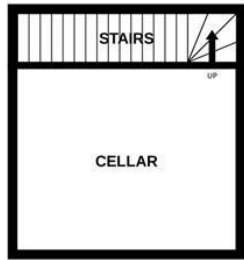
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

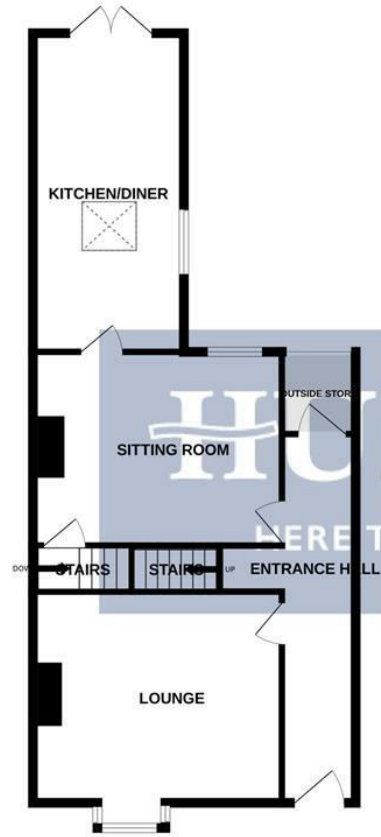
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BASEMENT



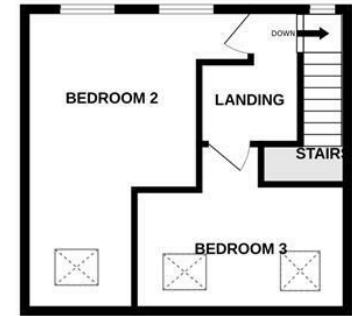
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
 01384 443331 | Website: www.hunters.com





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