



South Road, Norton, Stourbridge, DY8 3UJ

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## South Road, Norton, Stourbridge, DY8 3UJ

Commanding a prominent position on South Road, stands this charming double fronted, detached Victorian residence which boasts four double bedrooms, together with an abundance of living space perfect for growing families. Situated in this highly desirable area, this family home is located on the doorstep of the ever popular Mary Stevens Park. To the ground floor the property comprises: entrance hall, dining room with multi fuel burning stove, sitting room, open plan family room with a modern fitted kitchen and breakfast area, utility room and a modern re fitted ground floor bathroom. To the first floor area four double bedrooms and a modern re fitted shower room. The property further benefits from a cellar, driveway, garage and a lovely well maintained private rear garden. Conveniently positioned in between the Old Quarter & Norton, this fantastic home is within walking distance of Stourbridge Town which boasts an array of amenities, as well as being close to Stourbridge Junction Train station which has great transport links into Birmingham & Worcester. Furthermore this lovely family home is within the catchment area of sought after Primary & Secondary Schools.





### **Front Of The Property**

This double bay fronted detached home has a dwarf wall, railings and a gate with path leading to the front door which is bordered with slate chippings, to the side is a block paved driveway leading to garage.

### **Entrance Hall**

With a door leading from the front of the property, tiled floor, stairs to the first floor landing, opening to dining room and door to sitting room.

### **Dining Room**

13'5" x 11'1" (into bay)

Opening from the hall, double glazed sash bay window to front, engineered oak floor, multi fuel burner, doors to rooms and a column style central heating radiator.

### **Cellar**

13'5" x 9'10"

With a door leading from the dining room with pantry style storage and coat rail, then stairs leading to the cellar which provides useful storage and has lighting.

### **Sitting Room**

16'8" x 11'1" (into bay)

With a door from the entrance hall, double glazed sash bay window to front, folding doors to family room, open fire with period oak surround, white oak flooring and a column central heating radiator.

### **Breakfast Kitchen**

26'2" x 9'10"

With a door from the dining room this open plan breakfast kitchen offers a fantastic space for entertaining and is fitted with a modern kitchen which includes a range of base cupboard units, oak work surfaces with tiled splashback, centre island, one and a half stainless steel sink and drainer, five ring gas hob, electric oven, space for fridge freezer, quarry tiled floor, door to utility, open to family room, double glazed windows to rear and side, double glazed door to side leading to the garden, multi fuel burner and a column central heating radiator.



### **Family Room**

15'5" x 12'1"

Opening from the kitchen and folding doors to the sitting room, this lovely sitting area has double glazed doors overlooking and leading to the garden, engineered wood floor and a column central heating radiator.

### **Utility Room**

7'10" x 5'10"

With a door from the kitchen, fitted work surfaces, belfast sink, double glazed window to side, wall mounted Worcester bosch boiler, plumbing for washing machine, space for tumble dryer, door to bathroom, quarry tiled floor and a central heating radiator.

### **Bathroom**

With a door from the utility this modern re fitted ground floor bathroom has a freestanding bath with shower attachment, WC, wash hand basin, tiled floor, part tiled walls, double glazed window to side and a chrome heated towel rail.

### **Landing**

With stairs leading from the hall and doors to various rooms.

### **Bedroom One**

16'4" x 9'10"

With a door from the landing, fitted wardrobes, drawers and bedside tables, double glazed window to rear and a central heating radiator.

### **Bedroom Two**

13'5" x 11'1"

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



### **Bedroom Three**

13'5" x 11'1"

With a door from the landing, double glazed sash window to front, storage cupboard and a central heating radiator.

### **Bedroom Four**

15'1" x 8'10"

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

### **Shower Room**

With a door from the landing this modern re fitted first floor shower room has a shower cubicle with waterfall shower head and a separate shower attachment, double glazed window to rear, tiled floor, part tiled walls, heated towel rail and a central heating radiator.

### **Garage**

19'0" x 7'2"

With double doors to front leading from the driveway, double glazed window and door leading to the rear garden power and light.

### **Garden**

With access from the open plan kitchen family room, this well maintained private rear garden has a patio area bordered with shrubs and slate chippings, there is a lawn beyond which is bordered with chipping stones, has a further secluded seating area and mature trees including a fig tree and grape vine.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Approx. Gross Internal Floor Area House: 2,140 Sq. Ft / 199 Sq. M  
 Includes Conservatory, Storage, Porches etc.  
 Plan Ref. 300-182

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of one of the Particulars.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	71
(55-68) <b>D</b>	
(39-54) <b>E</b>	40
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -  
 01384 443331 <https://www.hunters.com>

**HUNTERS**<sup>®</sup>  
 EXCLUSIVE



**HUNTERS**<sup>®</sup>  
EXCLUSIVE