



Witton Street, Norton, Stourbridge, DY8 3YE

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EXCLUSIVE

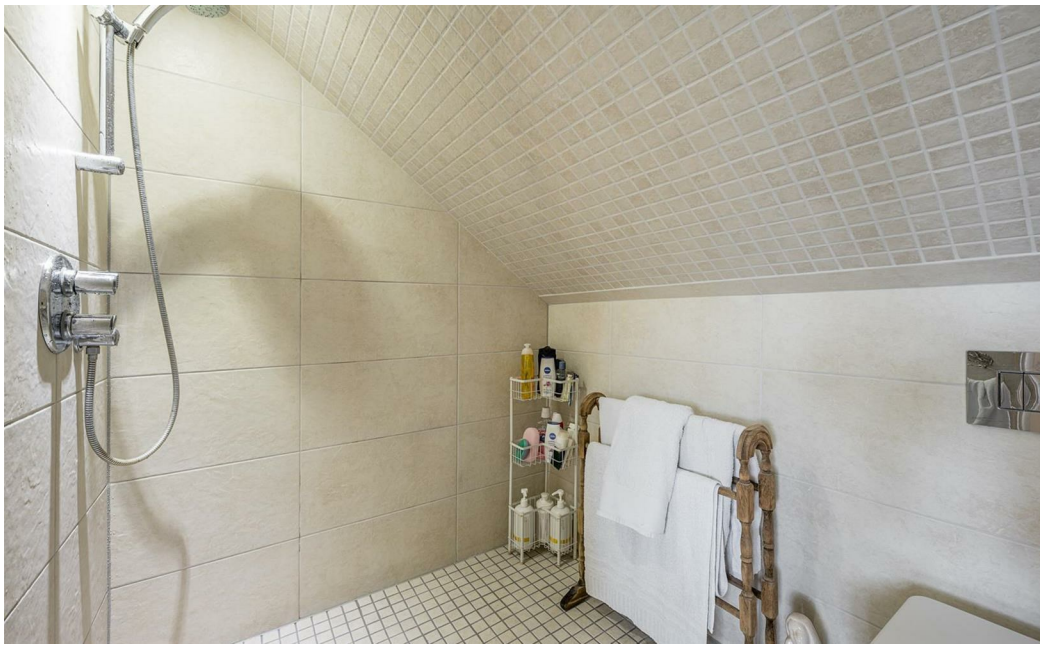


Witton Street, Norton, Stourbridge, DY8 3YE

Offers In The Region Of £550,000

A beautifully presented and extended four bedroom detached family home offering fantastic open plan living perfect for entertaining. Located in this sought-after area in Norton, falling only a stones throw from Mary Stevens Park, popular nearby pubs and excellent school catchment, the property is also a short walk from Stourbridge Town Centre with all its amenities. Upon entering the property you're greeted by a welcoming entrance hall with feature stained glass and quarry tiled flooring, tastefully decorated lounge boasting decorative fireplace with open fire, bright and airy kitchen dining family room with centre island, skylight windows and bi folding doors leading to rear garden which creates the most wonderful sociable backdrop. Completing the property on the ground floor is a guest cloakroom and wine cellar. Continuing upstairs off the bright and airy landing with feature stained glass window leads to three well proportioned bedrooms and bathroom. Finally on the upper floor boasts a large master bedroom with en suite and elevated views to the rear. The rear garden offers a generous size patio and terrace seating area, well maintained lawn with fruit trees and impressive workshop which could be used for a variety of purposes for those that run a business from home or as an air bnb (subject to the usual consents). This stunning property is well matched for larger families with viewings highly recommended to appreciate what's on offer.





Front Of The Property

With a dwarf wall, block paved driveway providing ample parking and gated side access leading to rear garden.

Porch

With double glazed doors and windows to front, quarry tiled floor and feature stained glass door and windows to entrance hall.

Entrance Hall

9'10" x 6'10" max

With doors to various rooms, stairs to first floor landing, picture rail, quarry tiled floor and a central heating radiator.

Lounge

12'9" x 11'9"

With a door leading from the entrance hall, comfortable seating space, feature fireplace with open fire, picture rail, double glazed bay window to front and a central heating radiator.

Kitchen Dining Family Room

20'4" x 20'0" max

With a door leading from the entrance hall, fitted with a range of high gloss wall and base units, wooden work surfaces with matching upstands, one and a half stainless steel sink and drainer, integrated oven and grill, fridge freezer and microwave, centre island with breakfast bar, gas hob, plumbing for washing machine, under counter lighting, tiled floor, karndean floor, wall mounted electric fire, space for seating and dining, skylight windows, double glazed bi fold doors to rear, access to wine cellar and two central heating radiators.

WC

With a door leading from the entrance hall, WC, wash hand basin, extractor fan, quarry tiled floor and a window to side.



Landing

With stairs leading from the entrance hall, doors to various rooms, picture rail, feature stained glass window to side and stairs to upper landing.

Bedroom Four

9'2" x 8'2"

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

Bedroom Three

12'5" x 11'5"

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

Bedroom Two

12'9" x 11'9"

With a door leading from the landing, picture rail, double glazed bay window to front and a central heating radiator.

Bathroom

With a door leading from the landing, P-shaped bath with shower over and shower screen, WC, wash hand basin, tiled walls and floor, extractor fan, double glazed window to front and a central heated towel rail.

Upper Landing

With stairs leading from the landing, motion sensor recessed spotlight and door to master bedroom.

Master Bedroom

17'4" x 14'5" max

With doors leading from the landing and en suite, eaves storage, recessed spotlights, double glazed windows to rear and a central heating radiator.



En Suite

With a door leading from the master bedroom, open shower, WC, wash hand basin, tiled floor and walls, recessed spotlights, extractor fan and a central heated towel rail.

Garden

With double glazed bi fold doors leading from the kitchen dining family room to a patio terrace seating area, decorative slate, planted shrubs and lawn, partly walled, further patio, outdoor tap, fruit trees and double doors to workshop.

Workshop

With double doors from the front, door to rear, windows, power, light and eaves storage.

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

DISCLAIMER

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.

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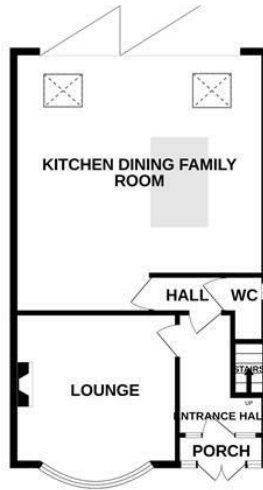
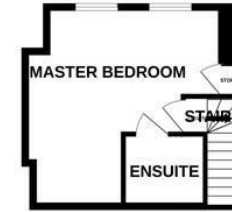
GROUND FLOOR



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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