



Witton Street, Stourbridge DY8 3YE

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## Witton Street, Stourbridge DY8 3YE

This impressive four bedroom detached family home situated in an elevated position with a unique layout briefly comprises: reception hall, cloakroom, lounge with exposed brick chimney, modern fitted kitchen dining room with integrated appliances, study with double glazed french doors to rear, bedroom one with built in wardrobes and a stylish modern fitted en suite shower room, three further good size bedrooms and a family bathroom. The property is complete with a block paved driveway, garage and a generous size rear garden with multiple seating areas and a summerhouse with power. Located in a sought-after area in Norton, falling closeby Mary Stevens Park, popular nearby pubs and within school catchment.





### **Front Of The Property**

To the front of the property there is a block paved driveway leading to garage, gated front garden and steps up to the front door.

### **Reception Hall**

With a double glazed door to front, double glazed window to front, under stairs storage cupboard, doors to various rooms, tiled floor and a central heating radiator.

### **Cloakroom**

With a door leading from the reception hall, WC, wash hand basin, tiled splashback, tiled floor and a extractor fan.

### **Lounge**

21'7" x 11'4"

With a door leading from the reception hall, double glazed bow window to front, double glazed french doors to rear, inset fireplace, exposed brick chimney, double doors to study and a central heating radiator.

### **Study**

12'4" x 9'5"

With a door leading from the lounge, tiled floor, double glazed french doors to rear and a central heating radiator.

### **Kitchen Dining Room**

21'7" x 11'1"

With stairs leading from the reception hall, fitted with a range of modern wall and base units, solid oak worksurfaces with matching splashback, one and a half sink and drainer, integrated fridge, freezer and dishwasher, plumbing for washing machine, pedestal, plinth heater, three double glazed windows, double glazed door to rear, recessed spotlights, space for dining table, breakfast bar, two central heating radiators and stairs to the first floor landing.



### **Landing**

With wrap around stairs leading from the kitchen, double glazed window to side, loft access and doors to various rooms.

### **Bedroom One**

With a door leading from the landing, modern fitted wardrobes, double glazed window to rear, door to en suite and a central heating radiator.

### **En Suite**

With a door leading from bedroom one, stylish modern fitted ensuite with walk in shower, WC, wash hand basin set into vanity unit , tiled walls, recessed spotlights, double glazed window to side and underfloor heating

### **Bedroom Two**

11'10" x 10'7"

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

### **Bedroom Three**

11'4" x 9'4"

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





#### **Bedroom Four**

13'1" x 10'4"

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

#### **Bathroom**

With a door leading from the landing, double glazed window to front, P shape bath, shower over, fitted glass shower screen, WC, wash hand basin, tiled walls, tiled floor and a chrome heated towel rail.

#### **Garden**

With access from the lounge, study and kitchen to a large decking, garden pond with waterfall feature, steps up to further decking seating area, lawn, shrub borders, summerhouse with bi fold doors to front and power, patio area, outdoor lighting, outside tap, power points and gated side access.

#### **Double Garage**

17'9" x 15'9"

With an electric garage door to front, water, power and light.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 <http://www.hunters.com>

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