



South Road, Old Quarter, Norton, DY8 2YD

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****Potential to create a four or five bedroom property by converting the loft STPP**.** A stunning example of a traditional Victorian three bedroom family home rich in charm and character features. Located in this sought-after stretch bordering both Norton and the Old Quarter, the property is conveniently located close to Stourbridge Town Centre, popular pubs and nearby Parks as well as offering excellent school catchment. To summarise the accommodation on offer, the property briefly comprises of entrance porch, grand hallway complete with original Minton tiled floor and feature stained glass, spacious dining room boasting stunning fireplace and large bay window, separate lounge with wood burning stove, downstairs shower room and well equipped kitchen diner with french doors leading to garden. Continuing upstairs off its gallery-style landing offers for further potential to create additional bedroom space by converting the loft (subject to usual consents). Three double bedrooms along with a timeless family bathroom complete upstairs along with a large built-in storage cupboard. The rear garden is beautifully mature and offers a private aspect with planted shrubs and trees, blue-brick courtyard ideal for alfresco dining, lawn area and vegetable patch whilst the front of the property showcases a driveway providing parking for at least two cars. The property also benefits from a cellar providing useful storage space. For any discerning buyers looking for a unspoiled Victorian home displaying a wealth of traditional features look no further.





Front of The Property

With a block paved driveway, shared entry leading to rear garden and double doors leading to porch.

Porch

With double doors leading from the front of the property, quarry tiled floor and feature stained glass door and window leading to entrance hall.

Entrance Hall

With feature stained glass door leading from the entrance porch, stairs to first floor landing, panelling, access to cellar, butlers cupboard, Minton tiled floor, ceiling rose, coving and two central heating radiators.

Dining Room

14'9" x 11'1" max

With a door leading from the entrance hall, space for dining table, feature fire place with fitted gas fire, exposed wooden floor boards, ceiling rose, coving, picture rail, window panelling, wall lights, bay window to front complete with café-style shutters and a central heating radiator.

Lounge

12'9" x 11'1"

With a door leading from the entrance hall, space for seating, wood burning stove, slate hearth and decorative mantle, built-in cabinetry, floating shelves, picture rail, wall lights, double glazed sash window to rear and a central heating radiator.

Inner Hall

With doors leading from entrance hall, shower room and open to kitchen diner, laminate floor and loft access.



Shower Room

With a door leading from the inner hall, corner shower, WC, wash hand basin, part tiled walls, tiled floor, double glazed window to side and a chrome central heating towel rail.

Kitchen Diner

21'11" x 9'10"

Open from the inner hall, matching wall and base units, wooden worksurfaces, belfast sink, tiled splashback, space for Rangemaster cooker, stainless steel cooker hood over, dishwasher, space for Double American fridge freezer, plumbing for washing machine, pull-out waste bin, recessed spotlights, laminate floor, double glazed windows to side, french doors leading to rear garden and two column central heating radiators.

Landing

With stairs leading from the entrance hall, doors to various rooms, loft access with pull-down ladders, feature balustrade and large storage cupboard.

Bedroom One

11'9" x 10'5"

With a door leading from the landing, fitted wardrobes and double glazed window to front.

Bedroom Two

11'1" x 9'6"

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



Bedroom Three 11'1" x 10'9" max

With a door leading from the landing, built-in storage, sash window to rear and a central heating radiator.

Bathroom

With a door leading from the landing, clawfoot free standing roll-top bath, waterfall shower head and separate shower attachment, shower rail, WC, wash hand basin, part tiled walls, laminate floor, double glazed window to front, column and central heated towel rail/ radiator.

Cellar

A door and stairs leading from entrance hall, useful storage space, light and power.

Garden

With french doors leading from kitchen diner, blue brick courtyard seating area, mature shrubs and trees, partly walled, well maintained lawn, patio seating area, tap, shed, vegetable patch, playhouse and shared entry leading to the front of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

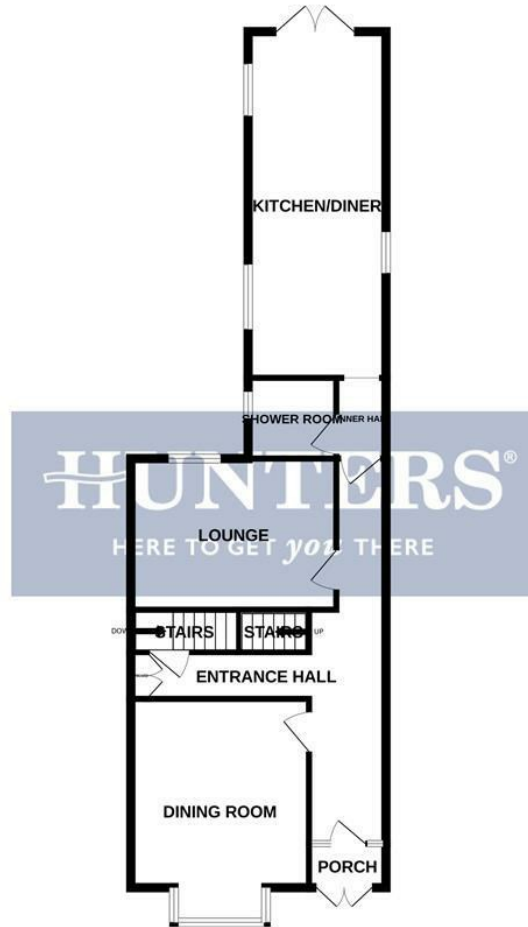
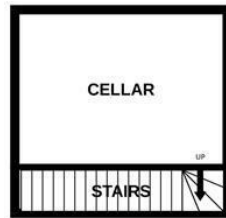
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BASEMENT

GROUND FLOOR

1ST FLOOR



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
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