



**30 Witton Street**  
Stourbridge, DY8 3YE

**Andrew Grant**



# 30 Witton Street

Norton, Stourbridge, DY8 3YE

**3 Bedrooms 2 Bathrooms 2 Reception Rooms**

A delightful detached property bursting with character and charm, featuring a large rear garden.

- Detached family home
- Lounge diner with log burner
- Kitchen with modern appliances
- Versatile family room
- Utility room and cloakroom
- Three double bedrooms
- Extensive rear garden
- Two summerhouses
- Driveway parking
- Mary Stevens Park nearby

1,324 sq ft (123 sq m)







## The front

This traditional, detached redbrick property is located behind a dwarf wall with paved steps, leading to a wonderful stained- glass leaded light front entrance door adorned with lantern-style courtesy lighting, and a wisteria framing the entrance. To the side of the property, there is a driveway.





## The entrance hallway

As you enter, a welcoming entrance hallway greets you with a stained-glass window above the front door and shutters to either side. Additional features include a staircase rising to the first floor, original chequered tile flooring and a useful under-stairs storage cupboard. Doors radiate to the various rooms.





## The living room

To the right of the hallway lies a beautifully appointed living room, offering a seating and designated dining area, exposed floorboards and a window to the fore with built-in shutters.









The dining area boasts a log burner with an exposed brickwork fire surround and a tiled hearth. Wall light points add to the ambience and a door with windows on either side grants access to the rear garden.





## The kitchen

The kitchen features light grey matching wall, base, and drawer units, with Mirostone worksurfaces. Integral appliances include a Bosch double oven, a microwave, and a four-ring gas hob with an extractor.

Further features include ample space for domestic appliances, a one-and-a-half bowl sink unit with a drainer and mixer tap, tiling on partial walls and flooring, under-cupboard lighting and an open walkway leading to the family room.



## The family room

To the rear of the property is a family room; a versatile space that could have a variety of uses. It continues the tiled flooring from the kitchen and has a door accessing the side of the property. This area is flooded with light from dual aspect windows, two to the side elevation and two rear windows on either side of the French doors leading out to the garden. The room also features a log burner in the corner.

From here, there is a utility room to the left, with space for domestic appliances, and doors accessing a cloakroom and a shower room. The cloakroom has a white suite comprising a low-level WC, a washbasin with mixer tap, tiling on the walls and an obscure window to the front. The shower room features a shower cubicle, tiling on the walls, a chrome towel radiator and a useful storage cupboard with shelving, along with an obscure window to the rear elevation.







## Bedroom one

Upstairs, there are three double bedrooms with the largest one residing to the rear of the property. It is complete with built-in wardrobes and shelving, access to the loft and a window to the rear elevation with built-in shutters.



## Bedrooms two and three

The second bedroom, located to the front of the property, is equipped with built-in wardrobes, a cast-iron ornamental fire surround and a window to the front elevation, with built-in shutters. Similarly, the third bedroom also boasts built-in wardrobes and a window to the rear elevation with built-in shutters, but is currently utilised as an office.







## The bathroom

A house bathroom completes the first-floor accommodation. It comprises a white suite, including an enclosed WC, a contemporary washbasin with a mixer tap, a roll-top claw-foot bathtub with a waterfall shower and an

additional handheld shower attachment to the mixer tap. The bathroom is also adorned with tiling on the walls and flooring, a towel radiator and an obscure-glazed window to the front elevation.





## The garden

The rear garden is mature and beautifully landscaped. It features a paved and gravel area and a timber-framed garden shed. Steps lead to the lawned area beyond, which is landscaped with railway sleepers, incorporating a water feature and an abundance of colourful planting and foliage.





The garden is fully enclosed by panel fencing, ideal for children, with mature borders of trees and foliage to the rear. Two timber-framed summerhouses provide ideal spots to sit and enjoy the privacy of the rear garden. One of the summerhouses incorporates a shed, perfect for storage or with the option to be transformed into an office for those working from home.







## Location

Nestled in the picturesque town of Stourbridge, the charming area of Norton exudes a unique blend of history and modern convenience. Its quaint streets are lined with characterful homes, showcasing the rich heritage of the region. The nearby village of Oldswinford, with its thriving centre, offers excellent amenities, including shops and eateries.

Furthermore, residents can enjoy the extremely popular Mary Stevens Park, which is within proximity. Additionally, a train station and Stourbridge Golf Club are just a short distance away, making it convenient for commuters and golf enthusiasts alike. Families will also appreciate the great selection of good schooling options found nearby.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

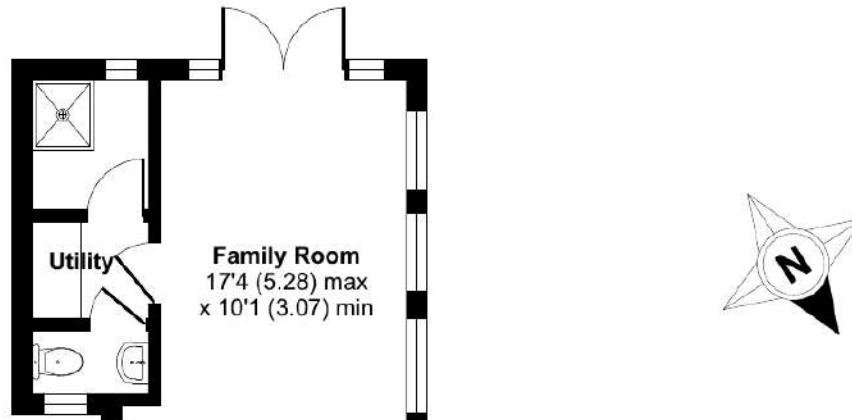
The Council Tax banding for this property is **Band C**



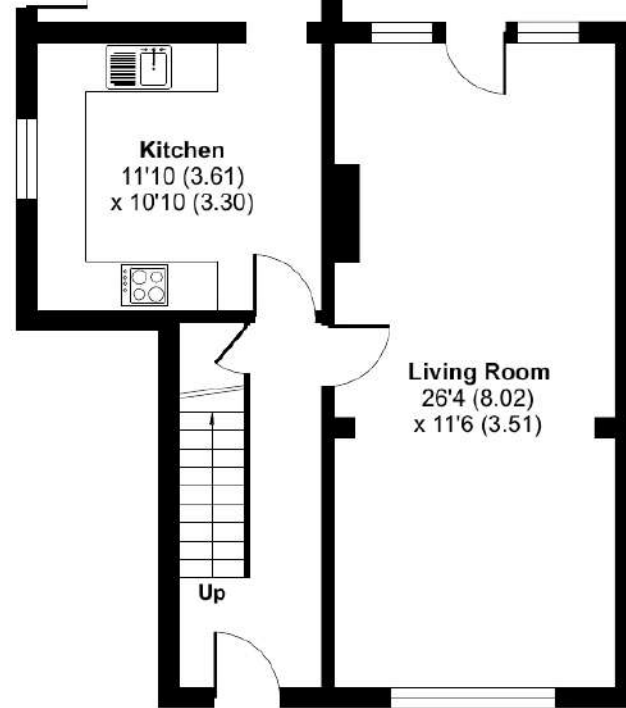
# Witton Street, Stourbridge, DY8

Approximate Area = 1324 sq ft / 123 sq m

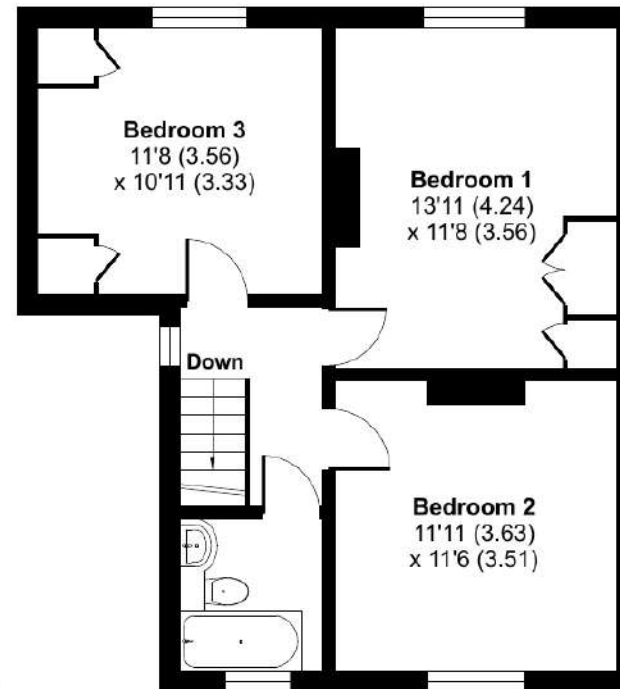
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1008247



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