



41 Poplar Road

Norton, Stourbridge, DY8 3BD

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A charming three-bedroom home in Stourbridge with modern amenities, spacious interiors, and a tranquil garden-ideal for family life.

- A spacious family home with generous living areas in an ideal suburban location.
- Enjoy an open, airy and versatile ground floor, ideal for family life or entertaining.
- A welcoming and fully fitted kitchen with integrated appliances and ample cabinet space.
- A private garden with patio space and mature plantings.
- Benefit from a generous driveway alongside an integrated garage, providing secure off-street parking.
- Situated in a peaceful neighbourhood of Stourbridge, close to local amenities and transport links.
- No upward chain.

918sq ft (85.2 sq m)





The kitchen

Inviting and practical, the kitchen blends functionality with classic style, featuring rich wooden cabinetry and blue tile splashback that adds warmth to the space. Equipped with a comprehensive array of modern appliances, including a large gas range cooker, the space is designed well for family life. Natural light streams through the window that overlooks the rear garden. This kitchen makes an ideal setting for both everyday use and entertaining.



The dining room

This elegant dining room is illuminated by natural light streaming through large French doors that offer a picturesque view and access to the garden, perfect for al fresco dining or relaxation. A contemporary gas fireplace adds a focal point and warmth to the space, creating an inviting atmosphere. Built-in storage provides practical solutions without compromising on style. This versatile room is ideal for hosting dinners or can be adapted for other family needs.





The living room

Adjoining the dining room through folding wooden doors, the living room is a cosy and welcoming space with a gas fireplace at the heart of the room. A large bay window floods the room with light creating a bright and airy feel. This living room can be a private retreat or an open space ideal for entertaining.





The primary bedroom

This primary bedroom offers a spacious retreat featuring a large bay window that floods the space with natural light, enhancing its airy feel. Ample room for furniture and personalisation makes it an ideal, comfortable sanctuary.





The second and third bedroom

Bedroom two is generously sized double room with a large window overlooking the private garden below and filling the room with light.

While smaller in size, the third bedroom is ideal for use as an office, nursery or it offers practical space for guests.





The bathroom

Functional and bright, the bathroom features a bath with overhead shower, WC, pedestal basin and a mirrored vanity cabinet for storage. An obscure window provides natural light and tiling throughout ensures the space is practical.



The garden

The garden is a peaceful retreat, thoughtfully landscaped with a lawn and bordered by mature shrubs and flowers. It includes a patio area perfect for outdoor dining and relaxation, offering a private outdoor space for enjoyment throughout the year.



Location

The property is nestled in a peaceful residential area that balances suburban tranquillity with excellent access to urban conveniences. Stourbridge itself is rich in history and local charm, providing a friendly, community-focused atmosphere that is ideal for families and professionals alike. The town offers a variety of local shops, supermarkets, cafes and traditional pubs, catering to daily needs and more leisurely pursuits.

Transport links in Stourbridge are robust, with the Stourbridge Junction and Stourbridge Town railway stations providing frequent services to Birmingham and Worcester, facilitating easy commutes and access to larger city amenities. Additionally, the area is well-served by local buses and has good road connections to the M5.

For those interested in recreational activities, the vicinity offers several parks and green spaces, such as the scenic Mary Stevens Park, which is perfect for walking, sports and family outings. The nearby Clent Hills also offers beautiful landscapes and walking paths, presenting ample opportunities for outdoor enthusiasts.

Services

The property benefits from mains gas, electric and water. There is also a security alarm system fitted.

Council Tax

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





Poplar Road, Stourbridge, DY8

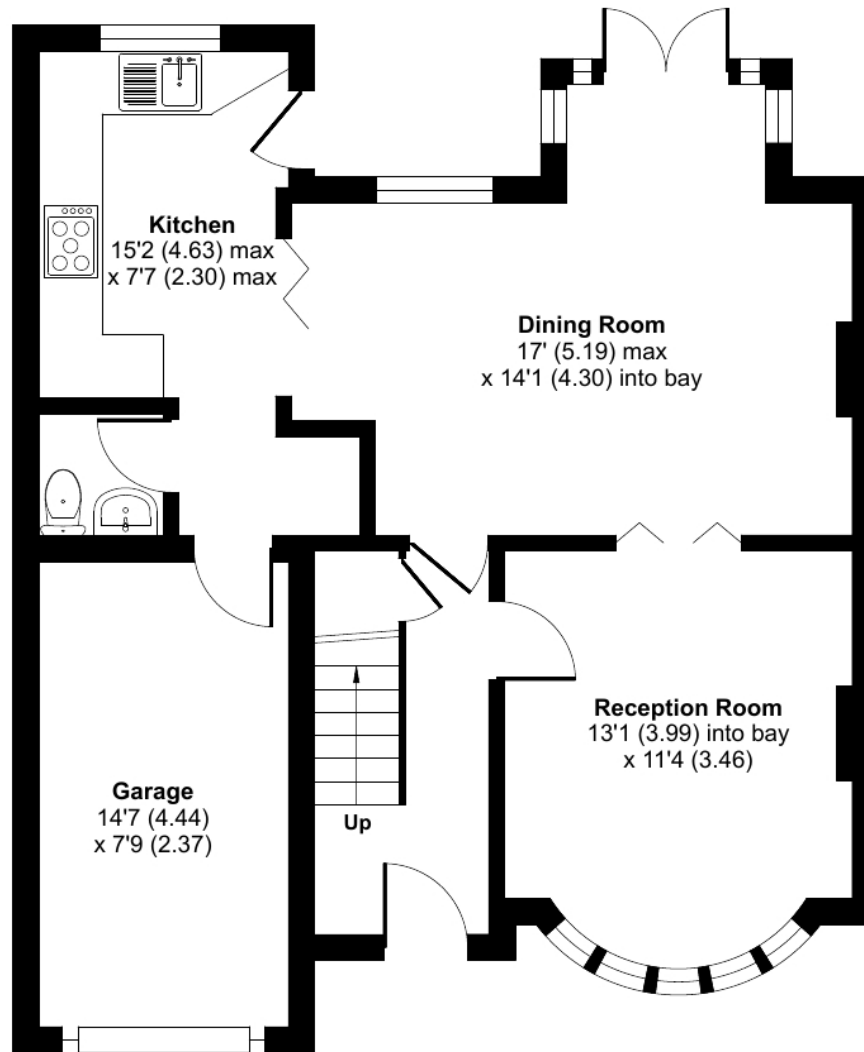
Approximate Area = 918 sq ft / 85.2 sq m

Garage = 113 sq ft / 10.4 sq m

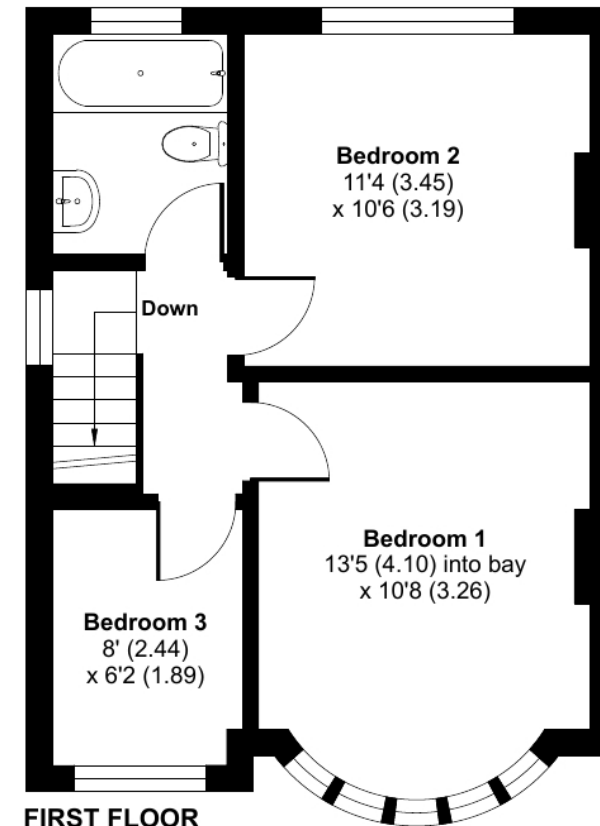
Total = 1031 sq ft / 95.6 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	88 B
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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