

PHOTOS



ianperks
estate agent

3 Fairways Avenue, Norton



ENERGY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FOR SALE

3 Fairways Avenue, Norton, Stourbridge, DY8 2RN

Introduction

Offered for sale is 3 Fairways Avenue, Norton, a detached, four bedroomed family home located in this highly desirable and sought after location backing onto the much renowned Stourbridge Golf Course and enjoying views to the Golf Course and Wychbury Hill.

Accommodation that requires some modernisation and updating comprises porch reception, reception hall, WC cloaks, large living room with conservatory leading off enjoying a full view to the Golf Course, kitchen to the rear with archway leading to dining room. Utility. To the first floor there are four large bedrooms, the principal bedroom with refitted shower room ensuite. Refitted house bathroom. Double width parking to the front. Double garage with roller shutter door. Patio and garden to the rear, all backing onto Stourbridge Golf Course.

Standing back from the road behind a block paved vehicular double width driveway with lawned and bordered fore garden. Outside lantern light. Double glazed door opens to

Accommodation (Ground Floor)

Porch Reception

Comprising panel radiator, two wall lights, side double glazed window. Small pane glazed door opens to

Inner Reception Hall

With panel radiator, wired for wall light.WC cloaks.

WC Cloaks

With WC, wash hand basin, wired for wall light, panel radiator.

Glazed door opens to

Large Living Room

Comprising front UPVC double glazed bow window and deep sill, two double panel radiators, light point to coved ceiling, power points, TV connection point, aluminium frame sliding patio door opens to

Conservatory (Rear)

Of UPVC double glazed and brick construction with high apexed roof, double opening french doors give access to the garden all enjoying superb views to Stourbridge Golf Course, power points, telephone extension point, light point.

Kitchen (Rear)

Comprising rear UPVC double glazed window enjoying a view to the garden and the Golf Course beyond, full range of original laminate base and wall cupboards with brushed aluminium trim, marble effect laminate work surfaces and tiled splash backs, stainless steel sink unit, inset Caple five ring gas hob, extractor hood above, built-in Electrolux eye level double oven and integrated AEG refrigerator, side opaque UPVC double glazed door gives access to the garden. Archway opens to

Dining Room

Comprising panel radiator, power points, light point to ceiling, telephone point, side door opening to Utility.

Utility

With a range of fitted cupboards, ceramic tiled floor, plumbed for domestic appliance, power points, side opaque UPVC double glazed window, side opaque UPVC double glazed door gives access to garden. Fire door opens to double garage.

Accommodation (First Floor)

Open tread staircase rises to

L Shaped Landing

With light point, power point, access to roof space. The following leading off:-

Principle Bedroom (Front)

Comprising front UPVC double glazed window, panel radiator, power points, telephone extension point, light point to ceiling, range of built-in and fitted wardrobes.

Refitted Ensuite

With splash board panelling and comprising walk-in shower unit with adjustable hand attachment, vanity wash hand basin and WC. Full suite in White. Front opaque UPVC double glazed window, panel radiator, light point and pull switch to ceiling.

Bedroom Two (Rear)

Comprising rear UPVC double glazed window enjoying a view to the Golf Course, panel radiator, power points, light point to ceiling, vanity sink unit, double built-in double wardrobe.

Bedroom Three (Front)

Comprising front UPVC double glazed window, panel radiator, power points, double built-in wardrobe.

Bedroom Four (Rear)

Comprising rear UPVC double glazed window enjoying a view to the Golf Course, panel radiator, power points, light point to ceiling.

Bathroom (Rear)

A refitted bathroom being part glazed tiled and comprising panel bath with direct feed shower hand attachment, side splash screen, pedestal wash hand basin, WC. Full suite in White with complimentary tiling. Panel radiator, down lighting to ceiling, rear opaque UPVC double glazed window.

Outside

Garage

A large double garage with electric roller shutter door, concrete floor, power points, lighting to ceiling, wall mounted Worcester Bosch gas fired central heating system installed in June 2019.

Garden (Rear)

A south facing garden with side gated access or access from the utility or kitchen doors or rear access from the Conservatory to a paved patio, outside cold water tap, lawned rear garden with side borders. At the end of the garden a gate leads to the vegetable garden area, not presently cultivated but with potential to restore the land to being productive. All backing onto Stourbridge Golf Course and enjoying views to Wychbury Hill.

General

Tenure

We believe the property to be Freehold.

Services

We understand all mains services are installed, however none have been tested.

Possession

Immediate vacant possession will be give upon legal completion. No upward chain.

Local Authority

Dudley Metropolitan Borough.

Fixtures & fittings

Unless specified within these particulars, fixtures & fittings will not be included in the sale.

Important notice

These particulars are intended to give a fair and reliable description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Ian Perks Estate Agent.

We reserve the right to amend these particulars without notice.

Arranging a viewing

Viewings are by appointment only. Telephone us now to discuss your requirements and check availability for viewing.

Making an offer

If you were not handed an offer form at your viewing, please call and we will post one to you. Your offer should be your best as negotiation does not always take place.

The owner will consider your offer based on not only the amount, but also your current situation. We will write to you to confirm the owner's decision. If your offer is accepted, we will then notify solicitors.

Arranging a mortgage

We can put you in touch with mortgage experts who give helpful, friendly advice. Please ask for details.

3 Fairways Avenue, Norton, Stourbridge, DY8 2RN

Dimensions (ft/m)

Lounge: 23'9" x 14'7" / 7.23m x 4.46m; Kitchen Diner: 14'11" x 14'11" / 4.56m x 4.55m (max); Utility: 7'2" x 6'8" / 2.19m x 2.05m; Bedroom 1: 13'7" x 14'11" / 4.14m x 4.56m; Bedroom 2: 9'11" x 13'6" / 3.03m x 4.12m (max); Bedroom 3: 12'5" x 8'6" / 3.80m x 2.61m; Bedroom 4: 11'11" x 8'8" / 3.38m x 2.65m (max); Garage: 15'5" x 15'2" / 4.70m x 4.62m.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate.
No responsibility is taken for any error, omission or misstatement.
This plan is for illustrative purposes only and should be used as such by any interested party.