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**Avon Road**  
Norton, Stourbridge



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21 Avon Road, Norton, Stourbridge DY8 2DR

This stylish, superbly re-appointed and well presented, 2 Bedroom Semi-detached Bungalow offers turn the key ready, move in condition, where early internal inspection is highly recommended.

Avon Road is a much sought after Norton address, being a delightful cul-de-sac leading from Severn Road, in turn leading off Stanley Road, being in a level position close to Mary Stevens Park, just off the Norton Road with a good range of local amenities in Stourbridge Town, Oldswinford and with bus and rail services well catered for with Stourbridge Town Interchange and Train Station.

With gas central heating, UPVC double glazing and comprising: Refitted Kitchen, Inner Hall, Lounge/Dining Room, 2 Double Bedrooms, Refitted Bathroom, Side Carport and Garage. The Bungalow is further enhanced by a south facing Rear Garden.

OVERALL, A GREAT OPPORTUNITY FOR AN IMPROVED AND UPDATED BUNGALOW IN A DELIGHTFUL LOCATION. VIEWING IS HIGHLY RECOMMENDED.

There is a side entrance timber double glazed stable door opening to the refitted Kitchen having a range of grey gloss style wall cupboards, base cupboards and drawers, worktops and tiled splashbacks, sink and mixer tap, Bosch built-in double oven, Bosch induction hob, integrated dishwasher, tall housing with integrated fridge freezer, base cupboard with integrated bin, vertical radiator, rear UPVC double glazed window and laminate floor.

The Kitchen opens to the Inner hall having loft access, doors to 2 Bedrooms, Bathroom and Lounge.



The rear Lounge/Dining Room has a recessed fireplace with tiled hearth and electric fire, large rear UPVC double glazed window with 2 top openers, side UPVC double glazed window with top opener and UPVC double glazed doors to Garden.

Bedroom 1 is a good size double room having a UPVC double glazed bow window and built-in wardrobes with sliding doors.

Bedroom 2 is another double size, with UPVC double glazed bay window to front and cupboard (housing the Baxi gas central heating boiler).

There is a refitted Bathroom having a white suite, including bath with shower over and folding side shower screen, semi recessed basin with vanity cupboard below and combined WC with concealed cistern, ladder radiator, tiled floor, part tiled walls, wall mirror and obscure UPVC double glazed side window.

There is a single Garage having side opening entrance doors, part obscure UPVC double glazed side pedestrian door, light and power points.

There is a Carport giving access to the Garage.

The Rear Garden is south facing having a paved patio, lawn, side border, rear raised border, small pond, pergola behind the Garage, tap, external light and gate to Driveway.

At the front, there is a shaped front corner lawn with border and tarmac Driveway providing off-road parking.





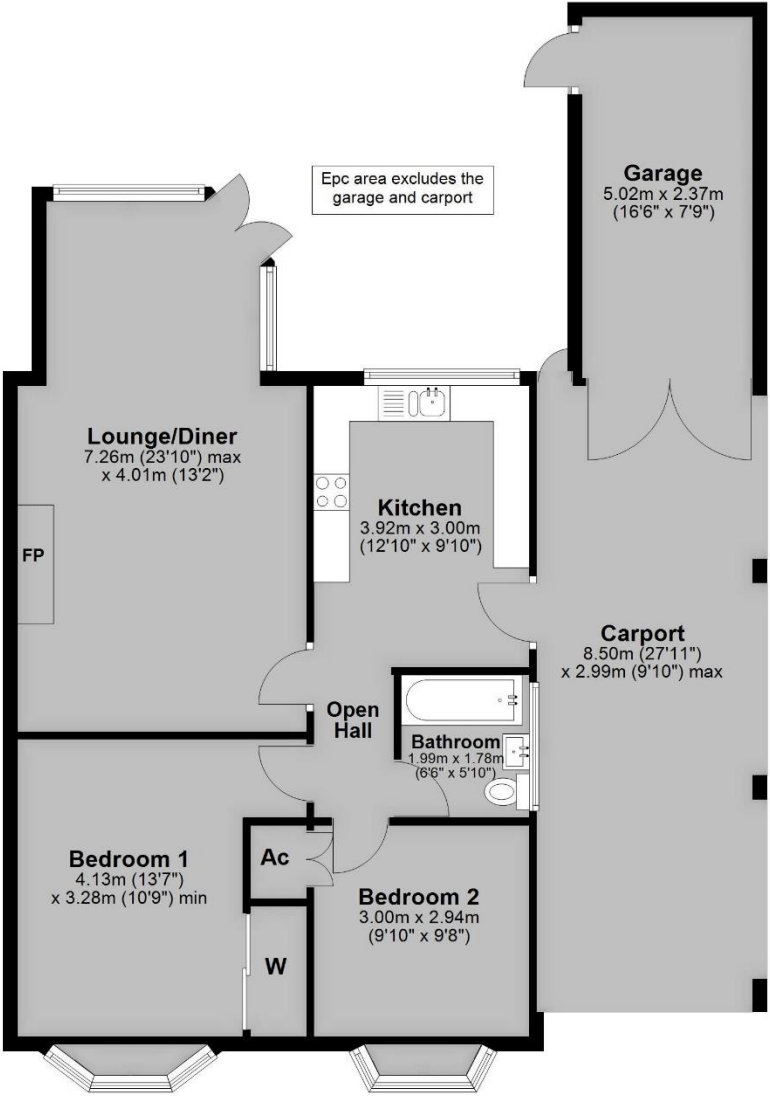
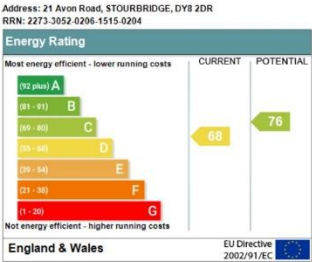
# FLOOR PLANS

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: D

Additional Note: The Vendor has advised that the Dining Area has been added under permitted development but there is no building regulation approval.

## Ground Floor

Approx. 83.7 sq. metres (900.7 sq. feet)



Total area: approx. 83.7 sq. metres (900.7 sq. feet)





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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