



**Taylors**



# The Broadway, Norton, Stourbridge DY8 3HU

Guide Price £107,000

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A fantastic opportunity to purchase this one-bedroom ground floor flat located in the sought-after area of Norton. The property offers a spacious and versatile layout, ideal for first-time buyers or investors looking for a property with potential.

The flat boasts a generously sized bedroom, perfect for comfortable living, along with a well-proportioned living room providing an ideal space for relaxation and entertainment. The kitchen offers a functional and practical space for cooking and everyday use.

Additional storage is available via a cupboard in the communal hall, as well as an external storage area within communal gardens, providing convenience and space for outdoor essentials.

While the property would benefit from a little attention and updating, it offers excellent potential for those looking to add their own touch and create a welcoming home. Located in a quiet and desirable location, this flat offers a great balance of comfort, practicality, and future possibilities.

Viewing is highly recommended to fully appreciate the space and potential on offer.

Tenure: Leasehold - Lease is 125 years from 1992. Service Charge is approximately £800 per annum and Ground Rent is approximately £100 per annum. Construction: Standard/Purpose Built. Services: All mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band A. EPC D.

**Entrance Hall** - 2.13m x 0.94m (7'0" x 3'1") At widest points

**Kitchen** - 2.97m x 2.77m (9'9" x 9'1")

**Living Room** - 4.57m x 3.51m (15'0" x 11'6")

**Bedroom** - 3.51m x 3.45m (11'6" x 11'4")

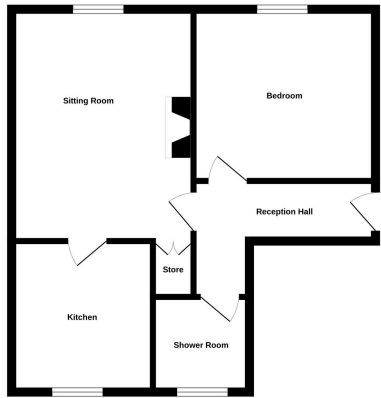
**Shower Room** - 1.96m x 1.88m (6'5" x 6'2")



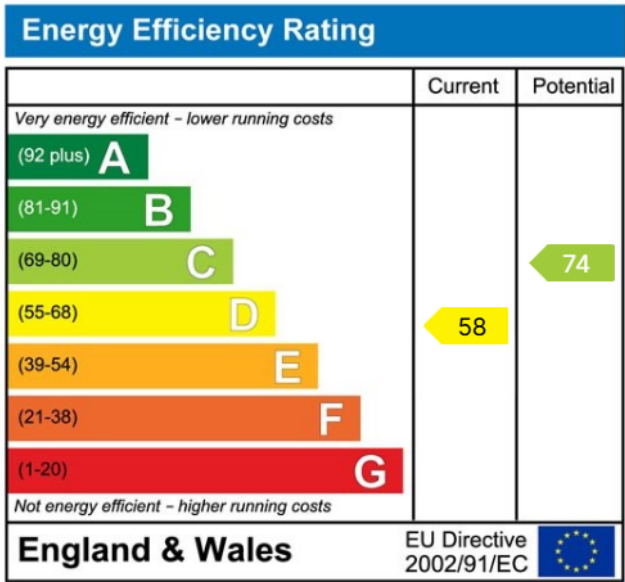


- GROUND FLOOR
- GOOD SIZE BEDROOM
- COMMUNAL GARDENS
- POPULAR AREA OF NORTON
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
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