



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

44 Cherry Street
Norton, Stourbridge DY8 3UU



Ideal first time home or for downsizing

Great opportunity for a first time home or for downsizing at this popular Norton address. This improved traditional style Semi-detached with large Rear Garden is available with no onward chain.

Cherry Street is a popular cul-de-sac leading off Glebe Lane being well placed for amenities and schools, close to Mary Steven's Park, convenient for Stourbridge Town, train station and with the surrounding road network giving access to the M5 Motorway and beyond.

Accommodation comprises: Porch, Hall, Through Lounge, Breakfast Kitchen, Landing, 2 Bedrooms and Bathroom.

OVERALL, A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE.

On the Ground Floor, there is a Porch Entrance with double glazed UPVC door, UPVC double glazing with top opening window, gas meter, tiled floor and UPVC double glazed door to:

Reception Hall with radiator, stairs to 1st Floor, Store (below - with electric meter and single glazed internal window to Porch), side UPVC double glazed window to stairs and doors to:

Through Lounge with UPVC double glazed front and rear window, radiator, brick chimney breast with hearth and log burner.





Convenient for amenities

Breakfast Kitchen having a range of Burford grey shaker style wall and base cupboards, butchers block style worktops, tiled splashbacks, sink and mixer tap, Lamona built-in oven, Lamona 5 burner gas hob, drawer unit, appliance space, UPVC double glazed rear window, Cupboard (with Worcester gas central heating boiler), table space, tiled floor, radiator, obscure UPVC double glazed side window, recessed ceiling lights and obscure UPVC double glazed side door.

On the 1st Floor, there is a Landing with UPVC double glazed window, loft access and doors to 2 Bedrooms and Bathroom.

Bedroom 1 is a through room with UPVC double glazed front and rear window and 2 radiators and Bedroom 2 is at the rear with UPVC double glazed window and radiator.

There is a modern Bathroom with white suite including bath with shower of taps and side screen, basin with tile splash back, WC, chrome ladder radiator, obscure UPVC double glazed side window, extractor fan and recessed ceiling lights.

There is a long Rear Garden with paved and concrete patio, lawn, right side pathway and rear half with gravel. There is a rear tap.

At the front there is a tarmac drive with space for one smaller car.



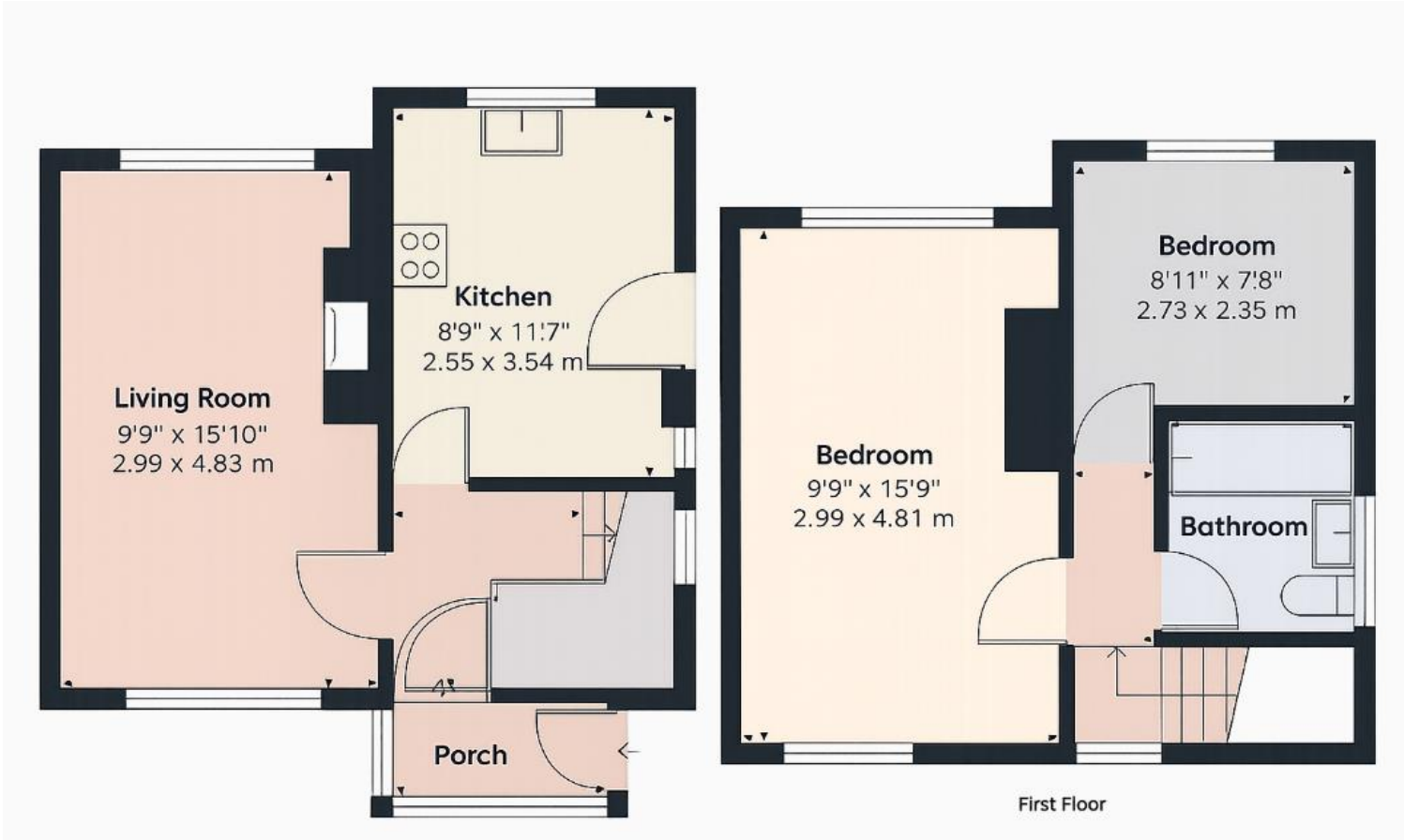


The
LEE, SHAW
Partnership

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 www.leeshaw.com/downloads/referral-fees.pdf



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



FLOOR PLANS

Tenure: Freehold. **Construction:** brick with a pitched tiled roof. **Services:** mains water, electricity, drainage and gas are connected to the property. **Broadband/Mobile coverage:** Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. **Council Tax Band B.**

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 396066
stourbridge@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.