



RICS

the mark of
property
professionalism
worldwide

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Belbroughton Road
Norton, Stourbridge

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

20 Belbroughton Road, Norton, Stourbridge DY8 3BE

This much improved and well presented Semi-detached Family Home offers surprisingly spacious well planned accommodation which has been extended to the front and benefits from a Garage and Block Paved Driveway providing excellent off road parking.

Belbroughton Road leads off Colshaw Road and Poplar Road at this much in demand Norton location being well placed for amenities, schools and close to Mary Stevens Park and Stourbridge Town.

With gas central heating, UPVC double glazing and comprising: Extended Dining Hall, Rear Lounge, Breakfast Kitchen, Landing, 3 excellent Bedrooms, Large Bathroom including shower, additional separate Toilet and Garage.

OVERALL, A QUALITY FAMILY HOME IN A SOUGHT AFTER LOCATION – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is an extended Dining Hall with part double glazed composite front door, front bow window, oak floor, stairs off to 1st Floor with spindle balustrade and Store (below).

Part glazed doors open to the Rear Lounge having a mantel fireplace with hearth and electric fire, oak floor, radiator with cover and double glazed patio door to the Garden.

A door leads off to the Breakfast Kitchen having a range of cream shaker style wall/base cupboards, beech style worktops, splash back tiling, sink with mixer tap, Belling black/red range cooker with splash back and Belling cooker hood over, 2 appliance spaces, side window and 2 rear windows with centre door to Garden.

On the 1st Floor there is a Landing with loft access (having ladder) and doors to 3 Bedrooms, Bathroom and separate Toilet.

There are 3 double size Bedrooms with Bedroom 1 having a range of 3 double built-in wardrobes, Bedroom 2 with stair head wardrobe and Bedroom 3 with freestanding 3 door wardrobe.

The Bathroom has a modern suite including bath, semi-recessed basin with vanity cupboard below, combined wc with concealed cistern, corner shower cubicle with curved screen doors and Triton shower, tiled walls, chrome ladder radiator, wall mirror with light over/side cupboard and side window.

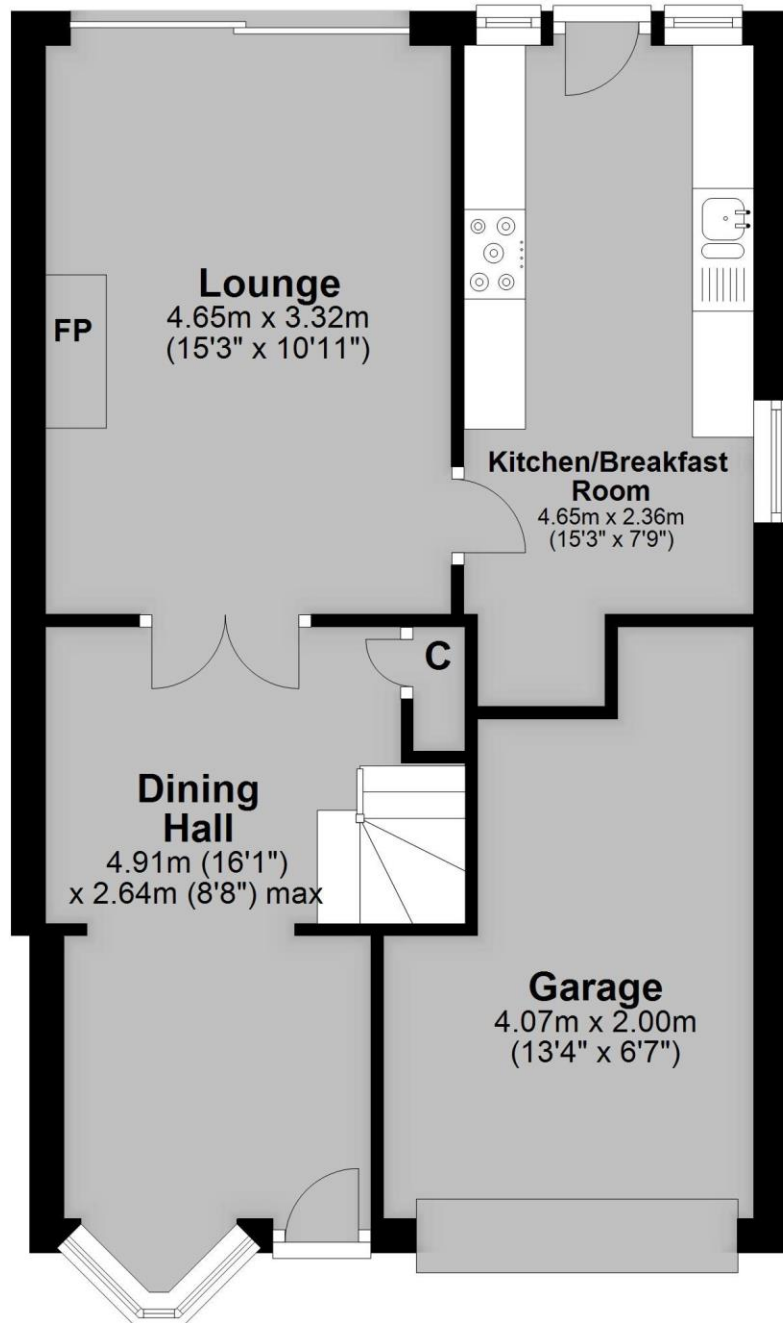
Outside, there is a Garage with up and over door, strip light and Baxi gas central heating boiler, Block Paved Driveway and Rear Garden having a paved patio, side path with gate to front, low wall and 2 steps to the shaped lawn, left side and rear shrub borders, right side gravel border and corner gravelled patio.

Tenure: Freehold
Council Tax Band: C

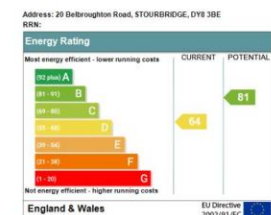
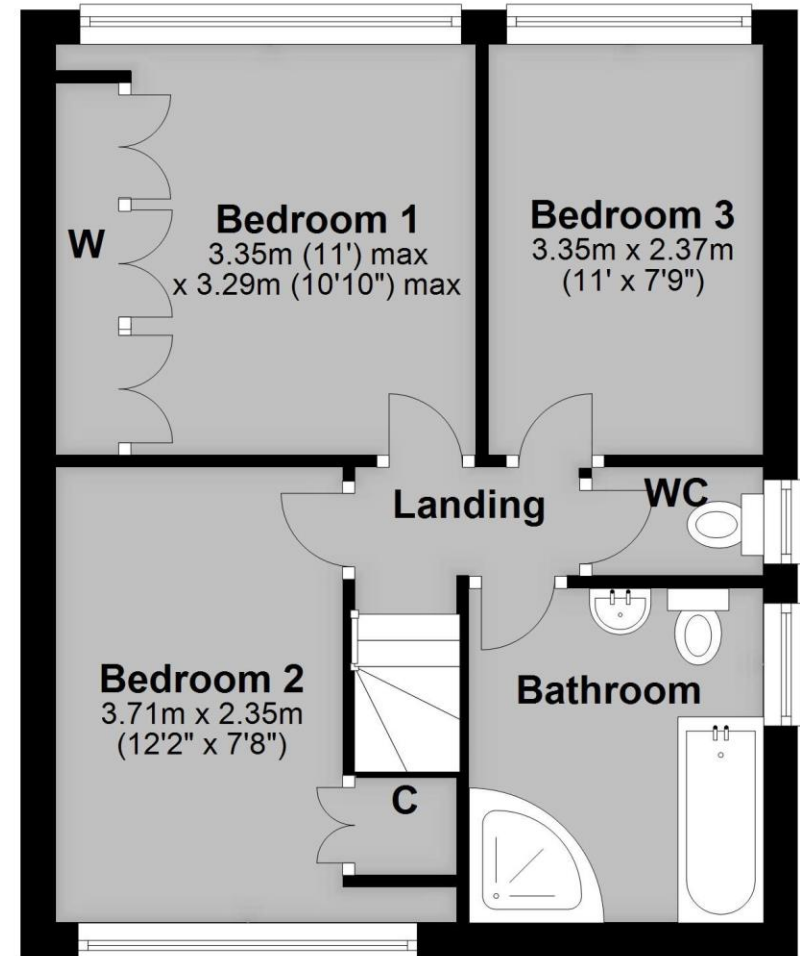




Approx. 61.7 sq. metres (664.5 sq. feet)



Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 104.2 sq. metres (1121.8 sq. feet)



The
LEE, SHAW
Partnership

VALUE. SELL. LET.

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>

www.leeshaw.com





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Worcester House, 64 Hagley Road
Stourbridge, West Midlands DY8 1QD

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

We don't sell houses
we sell **homes.**