

Sandy Road, Norton, Stourbridge, DY8 3AH

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Summary...

Commanding one of Norton's most sought-after addresses lies this attractive and traditional bay-fronted three double bedroom detached family home. Offering copious amounts of potential to sympathetically modernise and refashion; the property benefits from a quiet cul de sac position a stone's throw from nearby Covert. To give prospective buyers an insight, the property in brief comprises of porch and welcoming entrance hall complete with ornate stained glass and wood panelling, bright and airy dining room, separate generous-size lounge with inglenook fire and door leading to rear garden, kitchen breakfast room with useful pantry cupboard and access to guest WC and garaging with one of the two having front and rear access. Continuing upstairs off a spacious landing leads to three bedrooms, two with built-in and fitted storage, separate reading nook or ideal home office and family bathroom with separate WC. The rear garden is child friendly and mostly laid to lawn with patio seating, pond and further wild garden with greenhouse and shed whilst the front of the property offers a large driveway allowing for ample off-road parking and manicured foregarden. Additional benefits include a large loft via pull-down loft-ladders offering great potential to be converted to an additional bedroom (subject to usual consents). Furthermore the property boasts excellent school catchment, provides easy access to Stourbridge Town, nearby Mary Stevens Park and calming countryside trails as well as conveniently being offered with no upward chain.



Front of The Property
To the front of the property there is a large tarmacked drive beyond low-level wall, block paved edging, shaped lawn with mature shrub borders, access to garages with door to side and double glazed doors leading to porch.

Porch
With double glazed doors leading from the front of the property, quarry tiled floor, double glazed windows and feature stained glass door and windows to entrance hall.

Entrance Hall
With feature door leading from porch, stairs to first floor landing complete with panelling, doors to various rooms, useful store cupboard, coving and two central heating radiators.

Dining Room
12'02 x 13'01
With a door leading from entrance hall, feature fire place with gas fire, space for seating and dining, wall lights, coving, double glazed bay window to front and a central heating radiator.

Lounge
14'02 x 15'05
With a door leading from entrance hall, inglenook fire place with gas fire, marble hearth and stained glass windows to side, space for seating, coving, wall lights, double glazed windows and door to rear garden and a central heating radiator.

Kitchen Breakfast Room
16'09 x 13'11
With a door leading from entrance hall, fitted with a range of matching wall and base units, granite worksurfaces with tiled splashback, stainless steel sink, drainer grooves, space for fridge freezer and breakfast table, plumbing for washing machine, housed central heating boiler, pantry cupboard, door to WC and garage and double glazed window to rear.

WC
With a door leading from kitchen breakfast room, WC, wash hand basin set into vanity unit, double glazed windows to rear and a chrome central heated towel rail.

Landing
With stairs leading from entrance hall, doors to various rooms, loft access with pull-down loft ladders and double glazed window to side.

Bedroom One
14'02 x 13'01
With a door leading from landing, fitted wardrobes and drawers, wall lights, coving, double glazed bay window to front and a central heating radiator.

Bedroom Two
14'2 x 13'01
With a door leading from landing, fitted wardrobes, bed side and dressing tables, wash hand basin set into vanity unit, tiled splashback, coving, wall lights, double glazed window to rear and a central heating radiator.

Bedroom Three
17'01 x 8'07
With a door leading from landing, coving, double glazed window to front and a central heating radiator.

Study/ Reading Room
With a door leading from landing, space for desk, power and light.

Bathroom
With a door leading from landing, bath with shower over, shower rail and curtain, wash hand basin, tiled walls, storage cupboard, double glazed window to rear and a central heating radiator.

Garage One
21'07 x 6 max
With doors leading from the front of the property, double glazed door to rear, useful storage space, light, power and further door to side.

Garage Two
15'05 x 8'09
With up and over door leading from the front of the property, useful storage space, light, power and tap.

Garden
With double glazed doors leading from lounge and garage to a patio seating area, well maintained lawn, mature shrubs and trees, pond, further wild garden with greenhouse, shed and outside tap.









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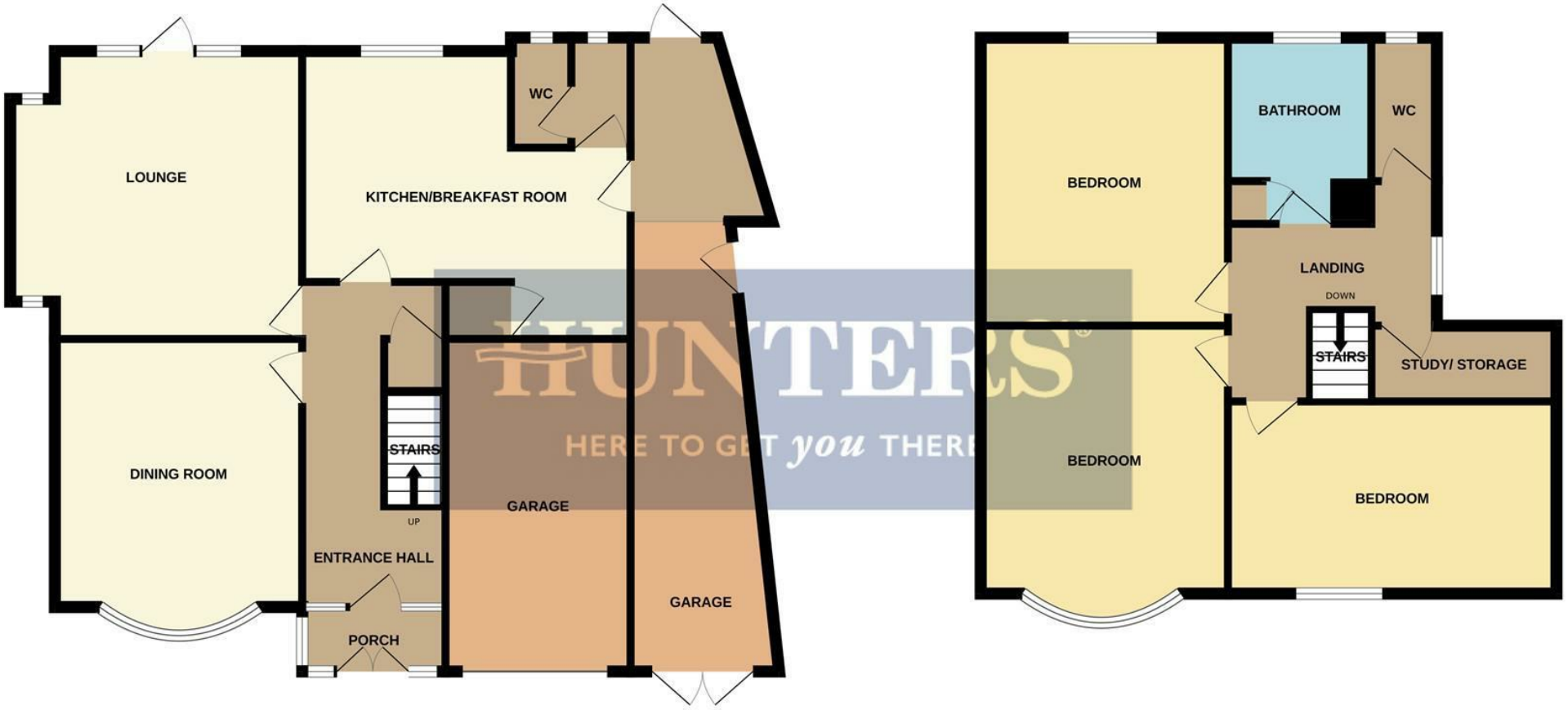
GROUND FLOOR

1ST FLOOR



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HERE TO GET you THERE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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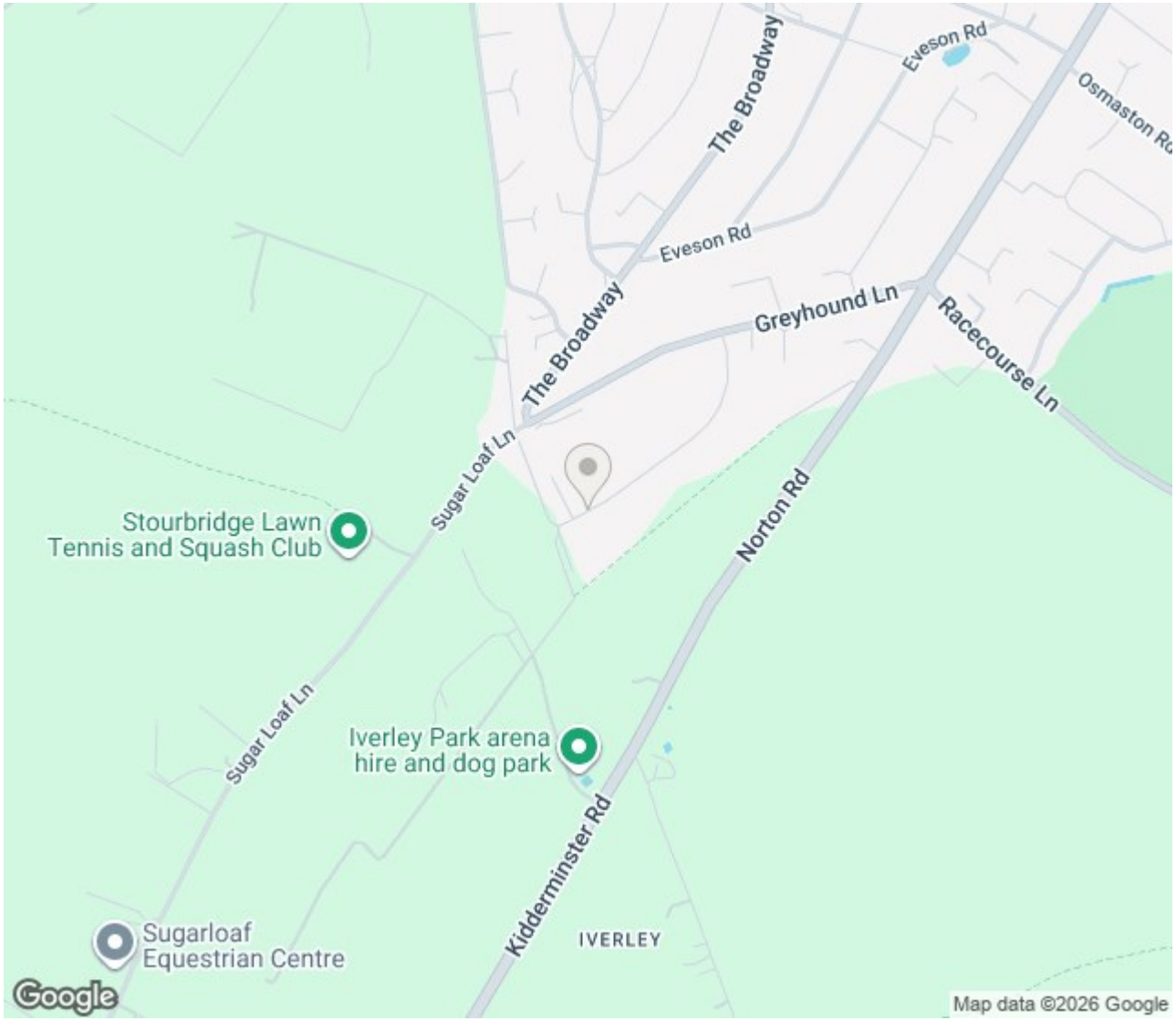
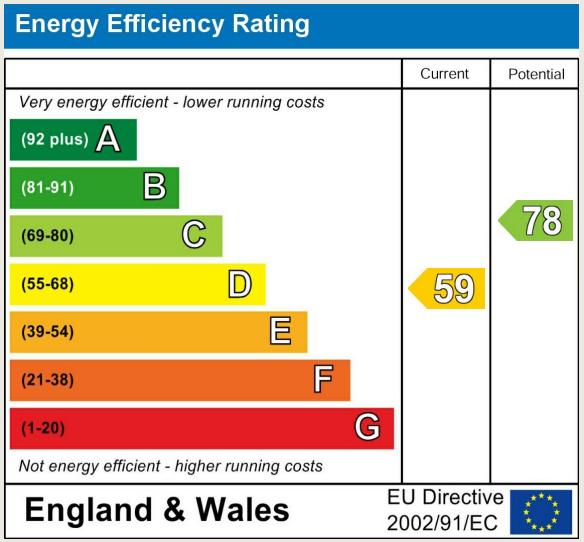


ENERGY PERFORMANCE CERTIFICATE



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11a St Johns Road, Stourbridge, DY8 1EJ | 01384 443331 | stourbridge@hunters.com

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