



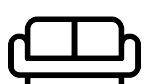
South Avenue, Old Quarter, Norton, Stourbridge, DY8 3XY



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HUNTERS®
EXCLUSIVE

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Summary...

A stunning example of a beautifully presented and deceptively spacious five bedroom detached family home arranged over four floors. Located in this well established and sought-after address in the 'Old Quarter', the property is conveniently situated close to Stourbridge Town, Mary Stevens Park, popular pubs and offers excellent school catchment. To give prospective buyers an insight, the property in brief comprises of welcoming entrance hall with access to guest WC, spacious lounge complete with log burning stove, fantastic open plan kitchen dining family area creating the perfect backdrop for entertaining. The kitchen is finished with Quartz worksurfaces and has a variety of built-in appliances and cabinetry with access to rear garden. Continuing upstairs leading off a large landing leads to a comfortable master bedroom with feature fire place and en suite, three further good-size bedrooms and modern family bathroom. The upper floor boasts an impressive fifth bedroom which is currently used as an office and has ample eaves storage. Completing the property adding an essential sense of practicality is a garage with front and rear access and a large cellar space ideal for additional storage. The rear garden is beautifully mature and well established with chipping stone seating area, manicured lawn, Wisterias, fruit trees and has gated side access leading to a tarmacked driveway. This wonderful property can only be viewed to appreciate what's on offer and is the perfect match for those looking to upsize, large multi generational families and buyers alike.



Front of The Property

To the front of the property there is a tarmacadam drive, canopy with recessed spotlights, up and over door to garage and gated side access leading to rear garden.

Entrance Hall

With a feature stained glass door leading from the front of the property, stairs to first floor landing, doors to various rooms, access to cellar, wall lights, tiled floor and a central heating radiator.

Lounge

14'1" x 13'1"

With doors to various rooms, comfortable space for seating, log burning stove with stone hearth, double glazed window to front and a central heating radiator.

Kitchen

9'10" x 9'6" into cupboards

Open from dining room, fitted with a range of matching wall and base units, Quartz worksurfaces with complimentary upstands and sill, integrated eye-level oven and microwave, separate induction hob with cooker hood over, one and a half sink with drainer grooves, dishwasher, washing machine, fridge freezer, pull-out bin store, corner pull-out carrousel and spice rack, tiled floor, recessed spotlights and double glazed window and door to rear garden.

Dining Room

16'0" x 11'5"

With doors to various rooms and open to kitchen and living room, space for large dining table, laminate floor and a central heating radiator.

Living Room

11'1" x 9'2"

Open to dining room, space for seating, laminate floor, double glazed french doors and window to side and a central heating radiator.

WC

With a door leading from entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, laminate floor, extractor and a central heating radiator.

Landing

With stairs leading from entrance hall and further stairs leading from upper floor, doors to various rooms, double glazed window to front and a central heating radiator.

Master Bedroom

13'9" x 13'1"

With doors leading from landing and en suite, feature fire place, double glazed window to front and a central heating radiator.

En Suite

With a door leading from master bedroom, corner shower, WC, wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, extractor, shaver point, double glazed window to front and a chrome central heating towel rail.

Bedroom Two

11'5" x 8'10"

With a door leading from landing, double glazed window to rear and a central heating radiator.

Bedroom Three

10'2" x 8'2"

With a door leading from landing, double glazed window to rear and a central heating radiator.

Bedroom Four

8'10" x 8'2"

With a door leading from landing, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from landing, P-shaped bath with waterfall shower head and separate shower attachment, shower screen, WC, wash hand basin set into vanity unit, extractor, tiled walls, tiled underfloor heating, recessed spotlights, double glazed window to side and a chrome central heating towel rail.

Bedroom Five

16'0" x 13'9" max

With stairs and door leading from landing, eaves storage, double glazed window to rear and skylight window to front.

Cellar

With stairs leading from entrance hall, useful storage space, light and power.

Garage

17'0" x 7'10"

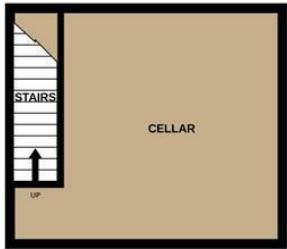
With up and over door leading from the front of the property, further door to garden, useful storage space and wall mounted central heating boiler.

Garden

With double glazed doors leading from kitchen and living room to a chipping stone seating area, well maintained lawn housed by sleepers, garden pond, mature shrubs, Wisterias and fruit trees, outside light and tap, log store, shed, door to garage and gated side access leading to the front of the property.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

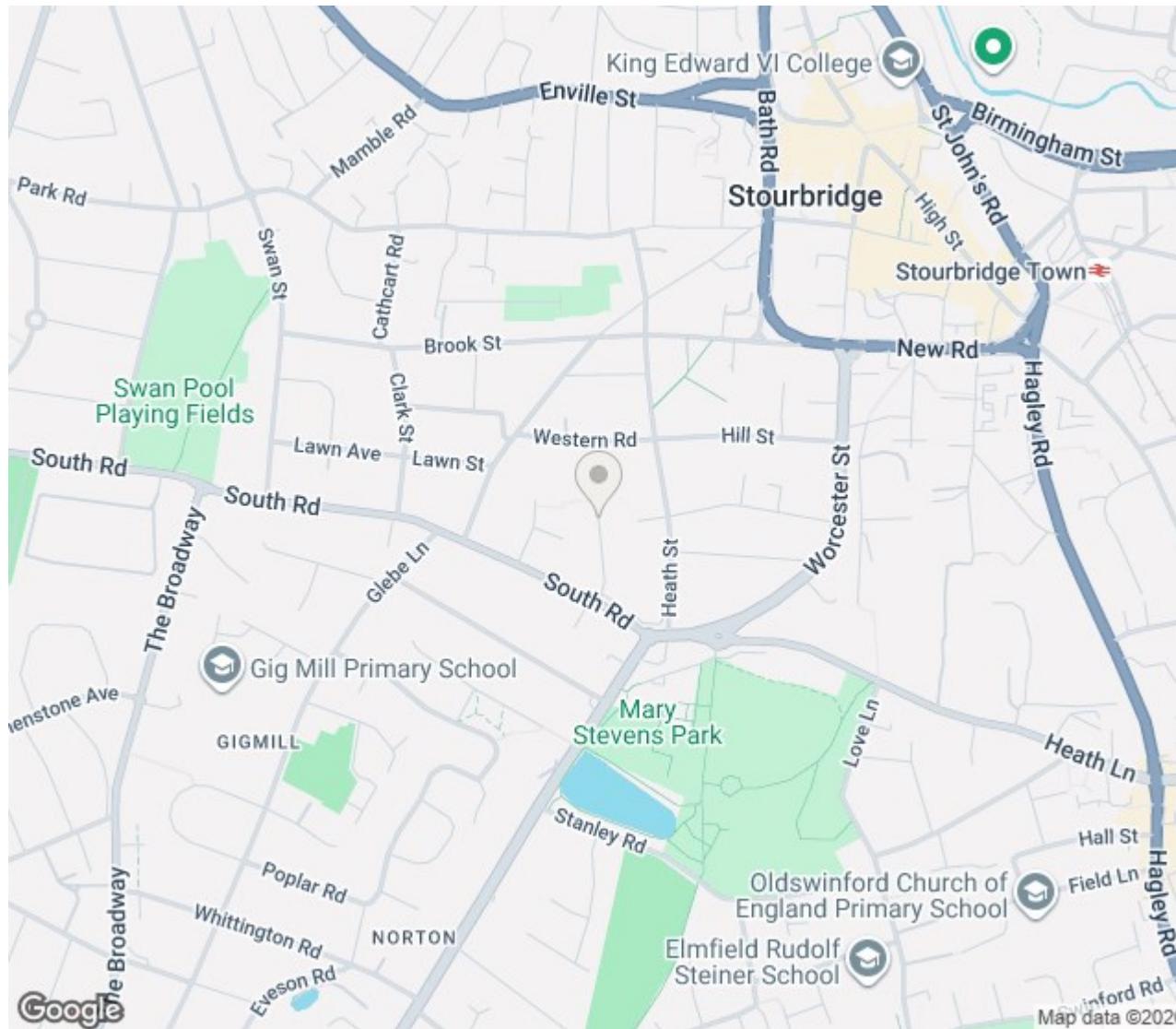


3RD FLOOR



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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

