



Beech Road, Norton, Stourbridge, DY8 2AR



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HUNTERS[®]
EXCLUSIVE

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Summary...

Presenting an exceptional opportunity to purchase this magnificent Victorian four bedroom detached family home boasting an abundance of characterful and traditional features. Located amongst this highly desirable address in Norton; the property benefits from being within walking distance to nearby Mary Stevens Park, local shops, popular pubs as well as Stourbridge Town Centre and briefly comprises porch and welcoming reception hall complete with original Minton tiled floor and stair panelling, spacious dining room with feature open fire and bespoke fitted cabinetry with downlighting, separate lounge with log burning stove and ornate ceiling details, recently upgraded kitchen diner with Quartz worksurfaces and high-end integrated appliances, stunning bright and airy orangery with large lantern, heritage-style double doors and a calming outlook over the mature rear garden. Completing the ground floor adding an essential sense of practicality is a multi functional 'lootility' with useful under stairs storage. Continuing upstairs via a charming stripped-back staircase with carpet runners and rods leads to a gallery-style landing with feature stained glass window, dual aspect master bedroom with fitted wardrobes and en suite, three further good size bedrooms and traditional family bathroom with roll-top, clawfoot free standing bath and separate shower. The rear garden offers a private aspect and is mostly laid to lawn with mature shrub borders, red and blue brick paved seating perfect for outdoor entertaining and bespoke fully insulated garden room with light and power which lends itself perfectly as a home office or gym. The front of the property boasts a large driveway allowing ample off road parking and detached garage. Additional benefits include having mostly new sash windows throughout with bespoke shutters and must be viewed to appreciate what this fabulous home has to offer.



Front of The Property

To the front of the property beyond dwarf wall and mature shrub screening there is a block paved driveway, up and over door to detached garage, gated side access leading to rear garden and double glazed composite door to porch.

Porch

With a double glazed composite door leading from the front of the property, feature door and stained glass window to reception hall and Minton tiled floor.

Reception Hall

With feature door and stained glass window leading from porch, doors to various rooms, stairs to first floor landing with stripped-back handrail and spindles, carpet runners and rods, stair panelling, Minton tiled floor, cornice, ceiling rose and a central heating radiator.

Dining Room

14'5" x 12'1"

With a door leading from reception hall, space for dining, seating or home working, bespoke fitted cabinetry with downlighting, feature open fire with quarry tiled hearth, picture rail, cornice, exposed floor boards, double glazed bay sash window to front and two central heating radiators.

Lounge

16'8" x 11'5"

With a door leading from reception hall, feature heritage double doors to orangery, comfortable space for seating, wood burning stove with marble hearth and decorative beam, wall lights, cornice, ceiling rose, picture rail, laminate floor, double glazed sash windows to side with bespoke fitted shutters and two central heating radiators.

Kitchen Diner

28'2" x 11'9"

With a door leading from inner hall, feature heritage double doors to orangery, fitted with a range of matching shaker-style wall and base units, quartz worksurfaces over with complimentary upstands, one and a half sink with drainer grooves, Quooker boiling water, filtered and sparkling tap, integrated eye-level hide and slide oven and grill, separate induction hob with stainless steel cooker hood over, wine fridge, dishwasher, pull-out bin, recessed spotlights, useful storage space, newly installed central heating boiler and hot water tank, comfortable space for seating and dining, two double glazed windows to side, double glazed doors to rear garden, central heating radiator and a vertical column central heating radiator.

Orangery

11'9" x 11'9"

With feature double heritage doors leading from lounge and kitchen diner, space for seating, cornice, wall and recessed spotlights, lantern window, further double glazed windows to all aspects and double glazed doors to rear garden.

Inner Hall

With double glazed composite door leading from the side of the property, doors to various rooms and tiled floor.

Lootility

7'2" x 6'2"

With a door leading from inner hall, WC, wash hand basin, under stairs storage, further built-in storage, complimentary Quartz, plumbing for washing machine, wall panelling, recessed spotlights, tiled floor and sash window to side.

Gallery Landing

With stripped-back stairs, handrail and spindles leading from reception hall complete with carpet runners and rods, ceiling rose, feature arch and decorative moulding, cornice, doors to various rooms, feature stained glass sash window to side, further double glazed sash window to front with bespoke fitted shutters and a central heating radiator.

Master Bedroom

11'9" x 11'9"

With doors leading from gallery landing and en suite, fitted wardrobes, cornice, wall lights, double glazed sash windows to side and rear and two central heating radiators.

En suite

With a door leading from master bedroom, shower cubicle, WC, wash hand basin set into vanity unit, tiled splash back, laminate floor, extractor fan and a chrome central heating towel rail.

Bedroom Two

14'1" x 11'9"

With a door leading from gallery landing, cornice, picture rail, double glazed sash windows to all aspects with bespoke fitted shutters and a central heating radiator.

Bedroom Three

12'1" x 8'6"

With a door leading from gallery landing, loft hatch with pull down ladders, laminate floor, double glazed sash window to side and a central heating radiator.

Bedroom Four

14'9" x 11'9" max

With a door leading from gallery landing, walk-in wardrobe, ceiling rose, cornice, picture rail, window seat, double glazed bay sash window to front and a vertical column radiator.

Bathroom

With a door leading from gallery landing, roll-top, free standing, clawfoot bath with separate shower attachment, corner shower cubicle, WC, wash hand basin, part tiled walls, complimentary checkerboard tiled floor, featured corner stained glass cupboard, extractor fan, double glazed sash window to side and a brass column central heating towel rail.

Garden Room

13'5" x 10'9"

With double glazed doors leading from garden, fully insulated, light, power and useful storage space.

Garage

8'10" x 19'0"

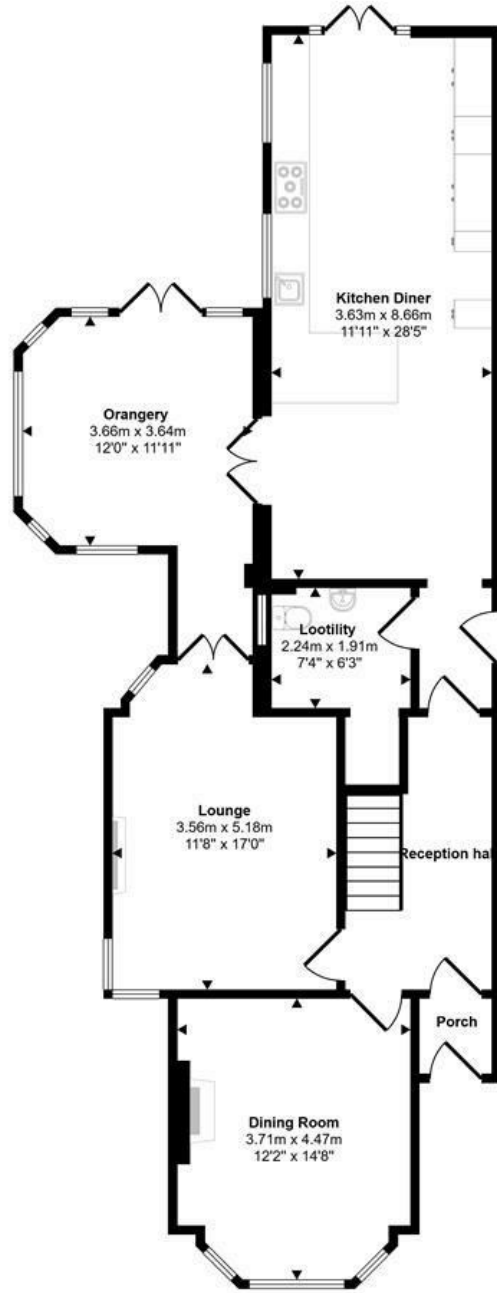
With double doors leading from the front of the property, matching wall and base units with worksurface over, space for tumble dryer and fridge, useful storage space, light, power, eaves storage and windows to side and rear.

Garden

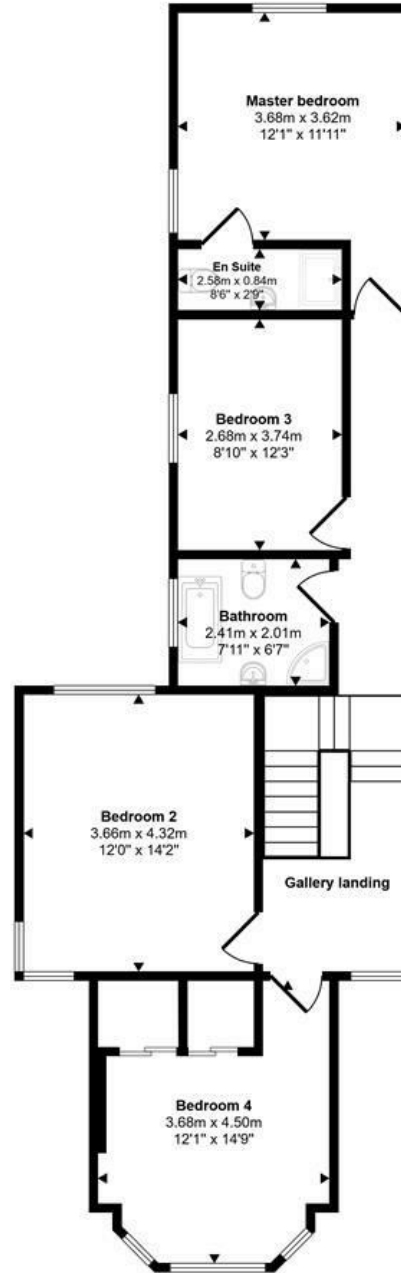
With double glazed doors leading from kitchen diner and orangery to a red and blue brick block paved seating area, well maintained and shaped lawn, mature shrub borders and trees, patio pathways, foliage arch, raised sleeper beds, outside lighting, tap, further seating areas, double glazed doors to garden room, door to garage and gated side access leading to the front of the property.



Approx Gross Internal Area
197 sq m / 2122 sq ft



Ground Floor
Approx 101 sq m / 1088 sq ft



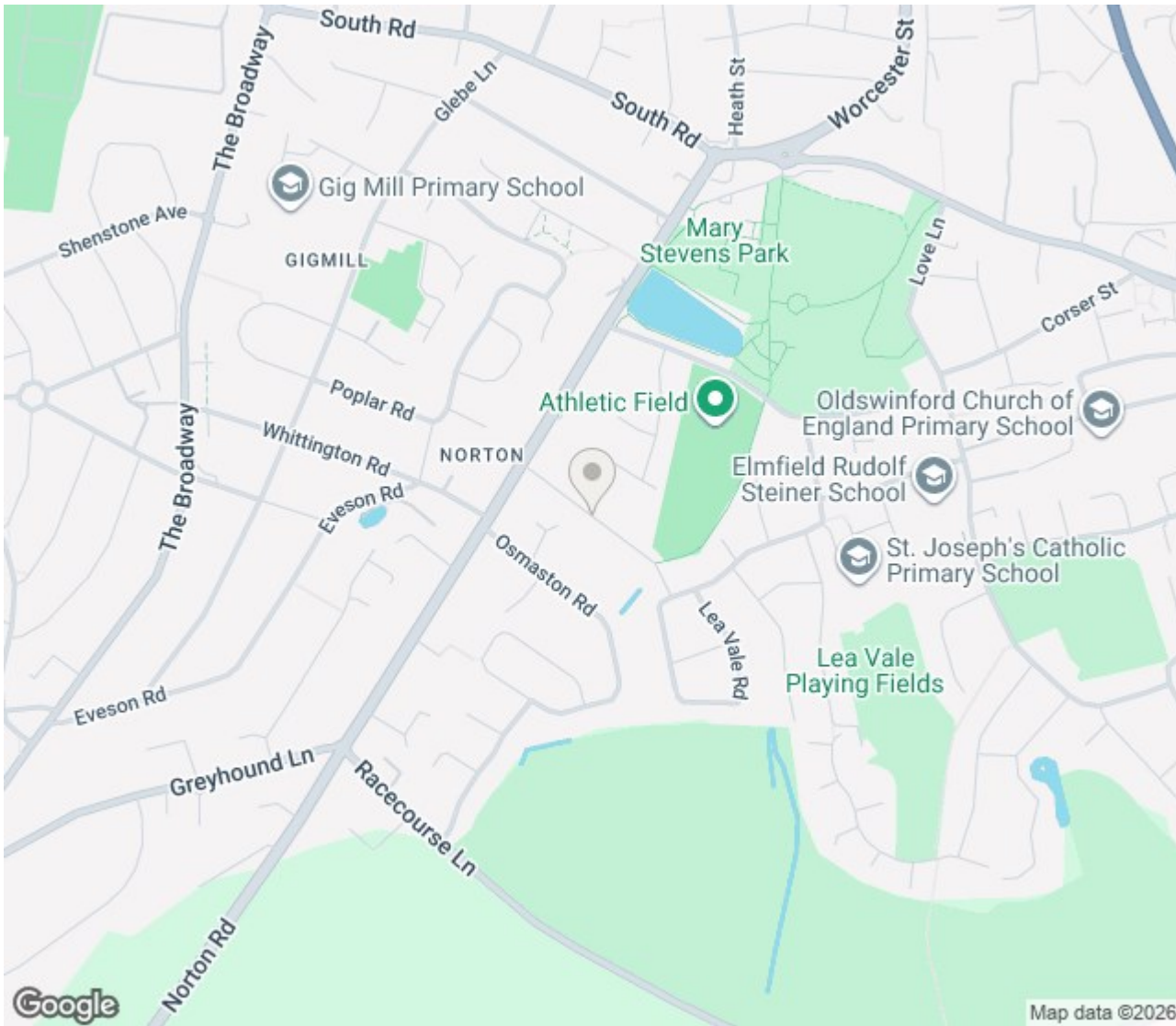
First Floor
Approx 82 sq m / 887 sq ft



Garden Room
Approx 14 sq m / 146 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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