



The
LEE, SHAW
Partnership

184 Norton Road
Stourbridge DY8 2RR

Bungalow for modernisation & improvement

GREAT OPPORTUNITY – FOR IMPROVEMENT & MODERNISATION WITH DELIGHTFUL OUTLOOK TO FRONT

Located on the rural fringe of Norton, this 3 Bedroom Detached Bungalow sits in generous wedge shaped grounds fronting onto Norton Road with Covert Lane behind and adjoining Stourbridge Catholic Cemetery, with open rural views directly to the front.

With gas central heating and comprising: Hall with Store, Lounge/Dining Room, Kitchen, 3 Bedrooms and Shower Room.

IMAGINATION REQUIRED BUT OFFERING MUCH POTENTIAL – THE BUNGALOW IS WELL WORTH VIEWING AND IS AVAILABLE WITH NO ONWARD CHAIN.

The Reception Hall has a part obscure UPVC double glazed door and side screen, radiator, Cupboard (with gas meter), Store and doors leading off.

There is an extended Lounge/Dining Room having brick fireplace with tiled hearth and gas fire, UPVC double glazed window to front and radiator.

The Kitchen has wall and base cupboards, worktops, sink with hot and cold tap, tall cupboard, UPVC double glazed side window, Viessman gas central heating boiler, radiator and part obscure single glazed door to rear Porch having UPVC double glazed window and part obscure UPVC double glazed door to rear.





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Bedroom 1 has a UPVC double glazed window, radiator and built-in wardrobe with sliding doors.

Bedroom 2 also has a UPVC double glazed window and radiator.

Bedroom 3 is an L-shaped room with UPVC double glazed window and radiator.

There is a Shower Room having a white suite with shower cubicle having sliding screen door, semi recessed basin, WC, obscure UPVC double glazed rear window, tiled floor and radiator.

There is a Driveway to the front.

The Grounds are to the front, side and rear, being walled to the front and rear and mostly laid to lawn and this leads round to a crazy paved area to the rear.



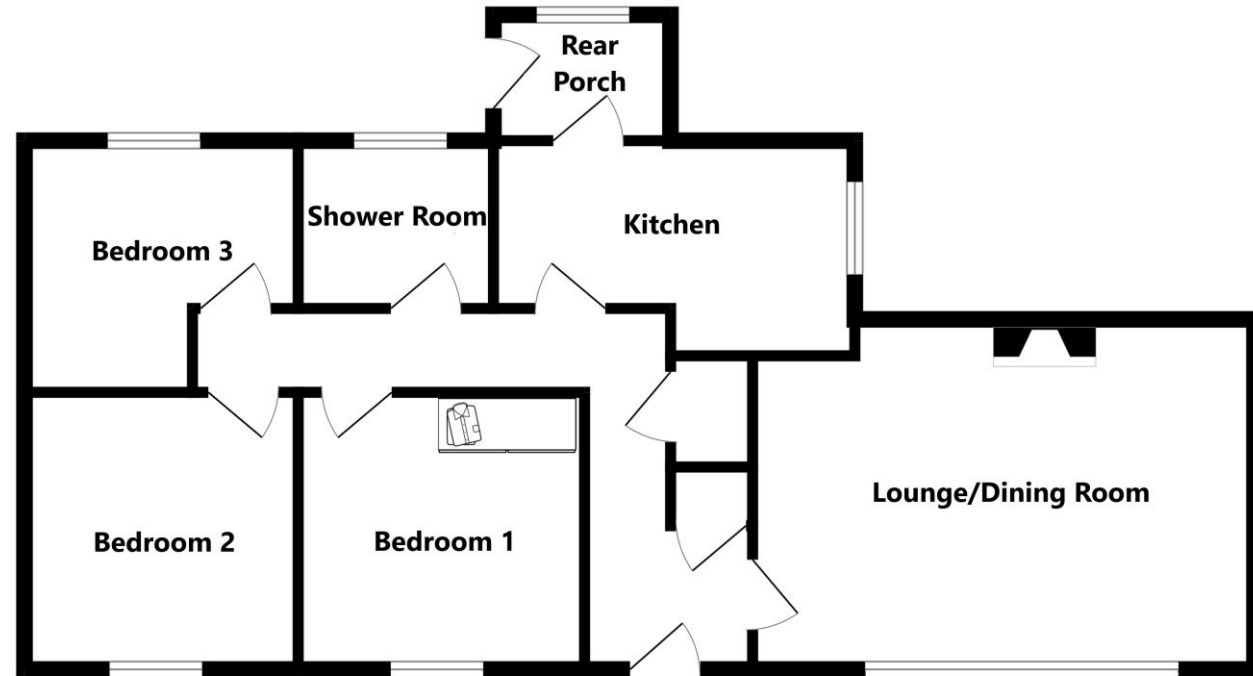
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 108 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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

Ground Floor



Hall

Lounge/Dining Room:
17'10" x 11'9" (5.46m x 3.59m)

Kitchen:
12'9" x 7'6" max (3.89m x 2.30m)

Bedroom 1:
9'11" x 9'10" (3.03m x 3.01m)

Bedroom 2:
9'11" x 9'8" (3.03m x 2.95m)

Bedroom 3:
9'8" max x 8'10" max (2.95m x 2.69m)

Shower Room:
6'10" x 5'9" (2.09m x 1.77m)

Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLANS

Tenure: Freehold. Construction: brick with a pitched tiled roof and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band E.

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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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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.