



Heath Street, Old Quarter, Norton, Stourbridge, DY8 1SB

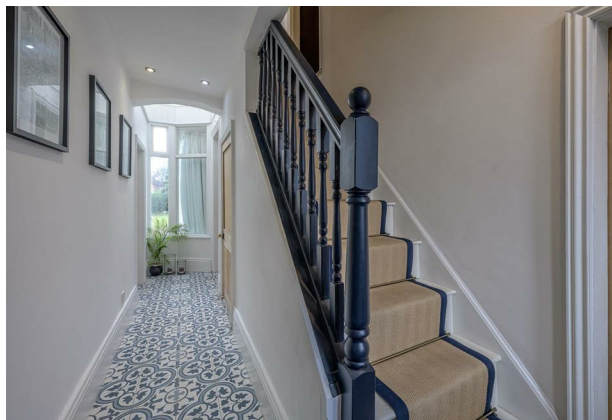


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EXCLUSIVE

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Summary...

A beautiful example of a much improved double fronted period home in the heart of 'The Old Quarter' showcasing an abundance of characterful and traditional features. Offering off road parking, generous size garage and mature rear garden; this property lends itself perfectly to growing families with excellent school catchment and falls alongside Mary Stevens and Greenfield Park. Having comfortable and versatile living accommodation, the property briefly comprises welcoming entrance hall, spacious lounge with dual aspect, stylish open plan living dining room with feature fire places and open fire, newly installed kitchen breakfast room, multi-functional rear lobby leading to 'lootility' and further sitting room which lends itself as an ideal games or hobby room. Continuing upstairs leads to a bright and airy landing giving way to four good-size bedrooms and refitted family bathroom. The rear garden is beautifully mature and larger-than-average with decked and patio seating, mostly laid to lawn and has rear garage access. Additional benefits of this delightful family home are being situated a short walk from Stourbridge Town Centre, Junction as well as nearby shops and popular pubs.



Front of the Property

To the front of the property beyond low-level wall is a decorative chipping stone courtyard with bespoke hardwood door leading to entrance hall, driveway and access to garage.

Entrance Hall

With a bespoke hardwood door leading from the front of the property, doors to various rooms, stairs to the first floor landing with carpet runners and rods, tiled floor, recessed spotlights, access to cellar and double glazed window rear.

Lounge

17'8" x 10'9"

With doors leading from entrance hall, feature fireplace, with multi-fuel burner, space for seating and home working, double glazed sash window to front, further double glazed door and windows to rear and a central heating radiator.

Living Dining Room

25'3" x 15'8"

With doors leading from entrance hall and open to kitchen breakfast room, feature fireplace with open fire, space for seating and dining, wood floor, further decorative fireplace, double glazed bay sash window to front, further window to side and vertical column central heating radiator.

Kitchen Breakfast Room

13'5" x 9'10"

Open from living dining room, fitted with a range of matching wall and base units, worksurface with matching upstands, double belfast sink, space for Rangemaster oven with cooker hood over, integrated microwave, fridge freezer, dishwasher, tiled floor, breakfast bar, recessed spotlights, double glazed french doors to side and further door to rear hall.

Rear Hall

With a door leading from kitchen breakfast room, storage cupboard housing wall mounted central heating boiler, doors to various rooms, tiled floor and window to side.

Lootility

With a door leading from rear hall, plumbing for a washing machine, space for tumble dryer, WC, wash hand basin, tiled floor, skylight window and a central heating radiator.

Garden Room

13'9" x 10'9"

With a door leading from rear hall, space for seating, spotlights, windows to side, doors to garden and a central heating radiator.

Landing

With stairs leading from entrance hall, doors to various rooms, space for dresser or console table, double glazed window to side and a column central heating radiator.

Bedroom One

13'9" x 12'9"

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

Bedroom Two

12'9" x 10'9"

With a door leading from landing, walk- in wardrobe with double glazed sash window to front, loft hatch, further double glazed sash window to front and a column central heating radiator.

Bedroom Three

9'2" x 8'6"

With a door leading from landing, skylight windows and a central heating radiator.

Bedroom Four

12'5" x 7'6"

With a door leading from landing, recessed spotlights, sash window to rear and a central heating radiator.

Bathroom

With a door leading from landing, bath with shower over, WC, wash hand basin, part tiled walls, tiled floor, extractor, double glazed window to rear and a central heating towel rail.

Cellar

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

Garage

19'8" x 12'5"

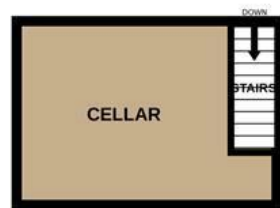
With up and over door leading from the front of the property, further door to front, recessed spotlights, part tiled walls, shower attachment and double glazed window and door to the rear.

Garden

With double glazed french doors leading from kitchen breakfast room, further doors from sitting/ games room, decked and chipping stone seating area, well maintained lawn beyond, mature shrubs and trees, outside tap and access to garage.



BASEMENT



GROUND FLOOR

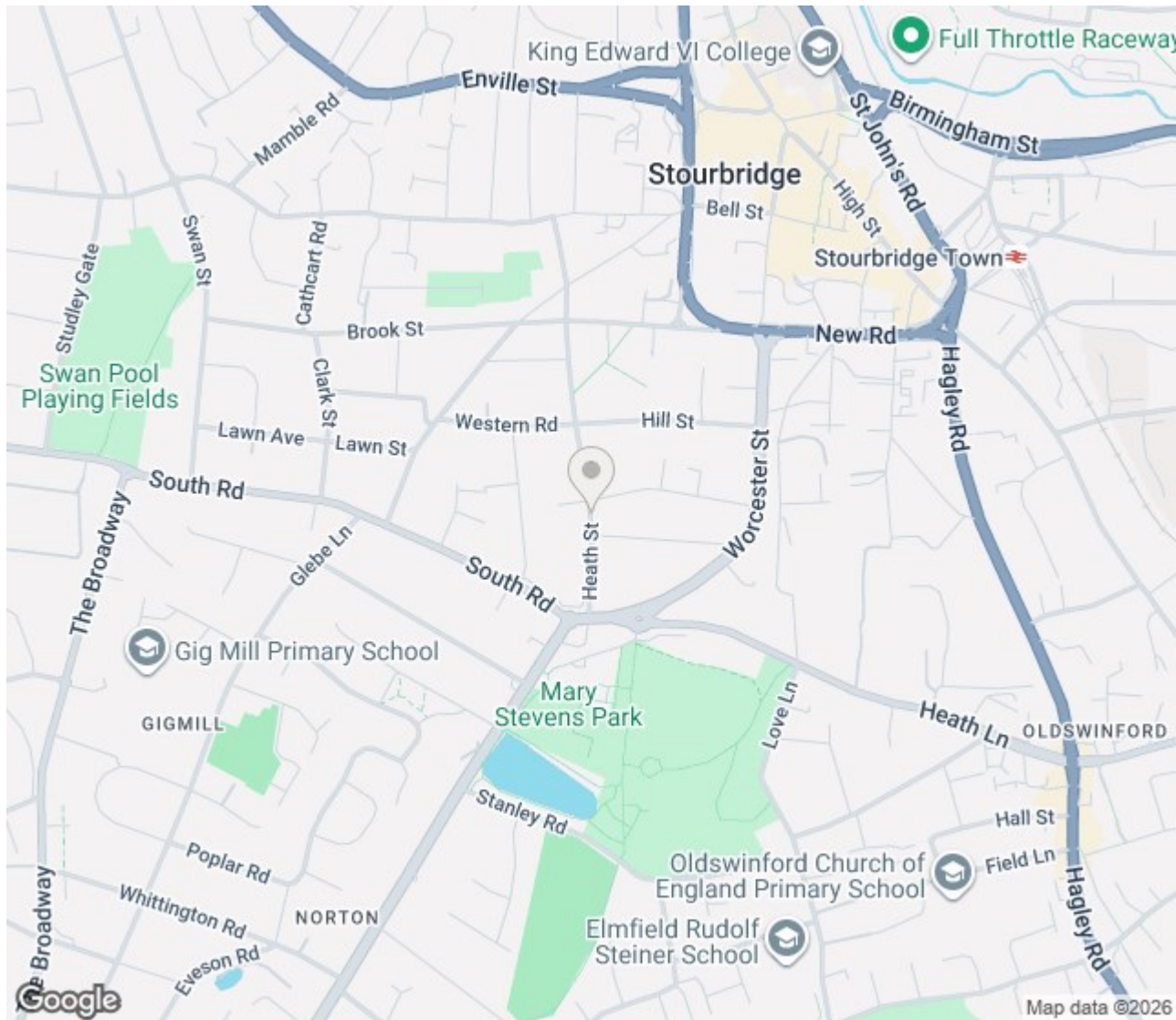


1ST FLOOR



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		76
(55-68) D		
(39-54) E	42	
(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.

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