



EDEN MIDCALF  
— SALES & LETTINGS —

£359,950  
Hungerford Road  
Stourbridge, DY8 3AB

## PROPERTY SUMMARY

A charming 1950s bay-fronted three-bedroom semi-detached home, tucked away in a highly sought-after cul-de-sac in Norton, Stourbridge. Perfectly positioned within walking distance of the scenic Mary Stevens Park and the tranquil woodland of Norton Covert, this property offers a spacious and versatile layout with fantastic potential for enhancement. Featuring two reception rooms, three generous bedrooms, off-road parking for at least three cars, a garage, and an excellent sized and attractively arranged rear garden. Offered with no upward chain. EPC=D

3



1



2





**LOCAL AUTHORITY**

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1150 ft<sup>2</sup>  
106.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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