



Greyhound Lane, Norton, Stourbridge, DY8 3AG



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HUNTERS[®]
EXCLUSIVE

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Summary...

A fantastic opportunity to purchase a unique and traditional-style three bedroom detached family home in this highly sought-after area of Norton. Offering immense potential to modernise and create something truly fabulous; the property sits discreetly beyond mature shrub screening with a generous frontage, large rear garden and detached garage. To give prospective buyers an insight, the property in brief comprises of porch and welcoming entrance hall, spacious through lounge diner with patio doors leading to rear garden, separate sitting room, kitchen and useful utility completing the ground floor. Continuing upstairs leads to three well proportioned bedrooms and shower room. Additional benefits include having excellent school catchment, falls close to Norton Covert, Mary Stevens Park and the facilities of Stourbridge Tennis Club. This is a brilliant property with unlimited potential and an opportunity not to be missed.



Front of The Property

To the front of the property beyond mature shrub screening there is a large tarmac driveway leading to detached garage, mature trees and foliage and double glazed door leading to porch.

Porch

With a double glazed door leading from the front of the property, tiled floor, double glazed window to side, further stained glass window and door to entrance hall.

Entrance Hall

With a door leading from porch, stairs to first floor landing with panelling, storage cupboard, doors to various rooms, wall lights, stained glass window and a central heating radiator.

Lounge Diner

23'3" x 11'9"

With a door leading from entrance hall, feature fire place with gas fire, space for seating and dining, double glazed window to front, further double glazed sliding doors to rear garden and two central heating radiators.

Sitting Room

12'1" x 9'10"

With a door leading from entrance hall, feature fire place with electric fire, space for seating, coving, picture rail, wall light, double glazed bay window to front and a central heating radiator.

Kitchen

10'9" x 9'6"

With a door leading from entrance hall, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated oven, gas hob with cooker hood over, breakfast bar, space for fridge freezer, double glazed window to side, further window to rear and a central heating.

Utility

10'9" x 8'10"

With a door leading from entrance hall, plumbing for washing machine, space for other appliances, storage cupboard and window and door to rear.

Landing

With stairs leading from entrance hall, doors to various rooms, storage cupboard, wall light, double glazed window to rear and a central heating radiator.

Bedroom One

12'5" x 11'5"

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

Bedroom Two

12'1" x 9'10" max

With a door leading from landing and double glazed bay window to front.

Bedroom Three

9'10" x 6'6" max

With a door leading from landing and double glazed window to side.

Shower Room

With a door leading from landing, shower cubicle, WC, wash hand basin, tiled splashback, wall mounted central heating boiler, double glazed window to rear and a central heating radiator.

Garage

19'8" x 10'5"

With an up and over door leading from the front of the property, useful storage space and door and window to rear garden.

Garden

With doors leading from utility and garage to a patio seating area, mature shrub borders, trees, lawn, garden shed and gated side access leading to the front of the property.



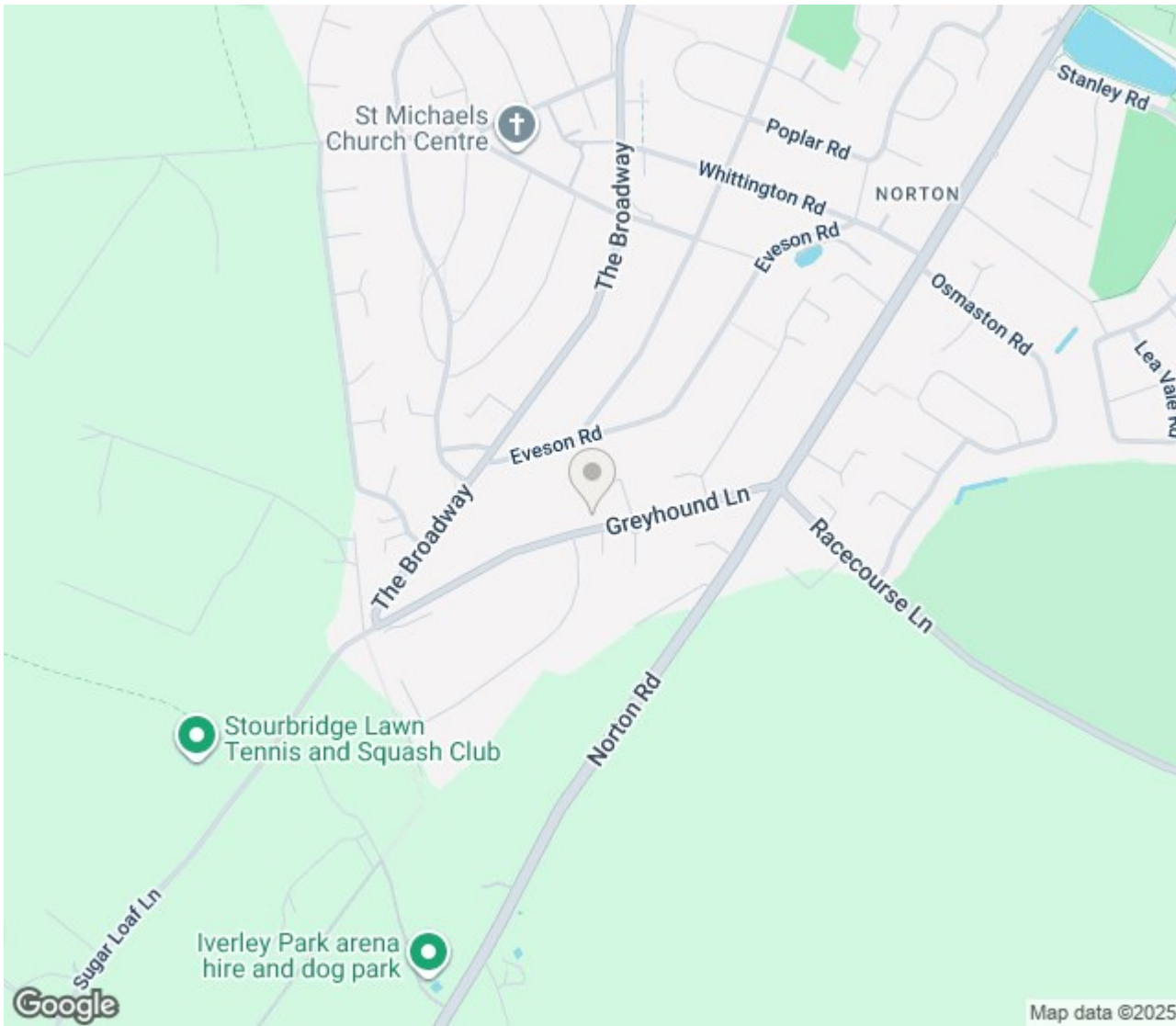
GROUND FLOOR

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(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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