



Whittington Road, Stourbridge, DY8 3DD

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EXCLUSIVE



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This recently refurbished four bedroom detached family home is located in a lovely area of Norton close to the ever popular Mary Stevens Park. Upon approach is a block paved driveway behind electric gates, with a door to a welcoming reception hall and gated side access. The ground floor briefly comprises of: study/bedroom four, spacious lounge dining room with inglenook fireplace, oak flooring and feature oak staircase, a conservatory with double glazed doors to the rear garden, modern fitted kitchen, utility and a wet room. Upstairs has three double bedrooms and a stylish fitted bathroom with double vanity wash hand basins. Completing the property is a low maintenance rear garden with patio and lawn. Final selling features include being within a short distance to nearby countryside, local amenities, and bus stops with access to Stourbridge Town Centre. For prospective purchasers looking for something turn-key ready, this could be a strong contender and viewings are highly recommended to appreciate the accommodation on offer.





Front Of The Property

With a gated block paved driveway, shrub borders and gated side access.

Entrance Hall

With a double glazed door to front, doors to rooms, built in storage cupboard, oak floor and a central heating radiator.

Study

12'2" x 8'1"

With a door from the entrance hall, double glazed window to side, oak floor and a central heating radiator.

Lounge Dining Room

28'1" x 11'5"

With a door from the entrance hall and to the kitchen, double glazed bow window to front, inglenook fireplace, brick built surround, tiled hearth and open fire, oak floor, feature oak staircase to the first floor, double glazed bi fold doors to conservatory and two central heating radiators.

Kitchen

15'0" x 8'1"

With a door from the lounge, fitted with modern wall and base units, Quartz work surfaces with tiled splashback, space for range cooker, extractor fan above, plumbing for dishwasher, space for fridge freezer, wine chiller, double glazed window to side, recessed spotlights, tiled floor, breakfast bar and a central heating radiator.



Conservatory

10'5" x 10'3"

With double glazed bi fold doors from the lounge, door to utility, double glazed windows to rear, double glazed french doors to rear, oak floor and an electric wall mounted heater.

Utility

7'2" x 8'6"

With a door from the conservatory, to the shower/wet room, fitted Quartz wall and base units, work surfaces with tiled splashback, wash hand basin, plumbing for washing machine, space for tumble dryer, storage cupboard, double glazed window to rear and a electric wall mounted heater.

Wet Room

With a door from the conservatory, shower area, WC, wash hand basin, tiled floor and walls, extractor fan and recessed spotlights.

Landing

With stairs from the lounge, doors to rooms, laminate floor, loft access and recessed spotlights.

Bedroom One

10'5" x 18'0"

With a door from the landing, two built in wardrobes, two double glazed windows to rear, laminate floor and a central heating radiator.

Bedroom Two

11'6" x 8'5"

With a door from the landing, double glazed window to front, laminate floor and a central heating radiator.



Bedroom Three

11'5" x 9'2"

With a door from the landing, built in wardrobe, double glazed window to front, laminate floor and a central heating radiator.

Bathroom

With a door from the landing, bath with shower over, fitted glass shower screen, double vanity wash hand basins, LED mirror, Quartz surfaces, WC, tiled walls, double glazed window to side, tiled floor, recessed spotlights, extractor fan, shaver point and a heated towel rail.

Garden

With double glazed french doors from the conservatory to a patio, gated side access, steps down to lawn, shrub borders, garden shed to rear, outside tap and outdoor lighting.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.



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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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