



The Broadway, Norton, Stourbridge, DY8 3HZ



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Summary...

A brilliant opportunity to purchase this deceptively spacious and extremely versatile three bedroom semi detached family home. Situated in this increasingly popular and sought-after Norton address; the property boasts excellent school catchment and benefits from being close to local shops and Countryside trails both within walking distance. To summarise the accommodation on offer the property briefly comprises porch, welcoming entrance hall with quarry tiled floor, spacious lounge with feature open fire, double doors leading to generous-size L-shaped kitchen diner with access to rear garden and separate utility adding an essential sense of practicality. Continuing upstairs leads to three well proportioned bedrooms, two with built-in storage and recently refitted modern shower room. The rear gardens been beautifully landscaped and is low maintenance with patio seating circular lawn areas and decorative chipping stones with various useful outhouses with gardeners WC, multi-functional garden room/ den and fantastic summerhouse stretching the near width of the garden with light and power. Additional benefits include a large recently block paved driveway providing ample off road parking and is well suited to first time buyers, those looking to upsize and buyers alike. Viewings are highly recommended to appreciate the versatility this property has to offer.



Front of The Property

To the front of the property there is a large recently block paved driveway providing ample off road parking, chipping stone border and double glazed door leading to porch.

Porch

With a double glazed door leading from the front of the property, space for cloaks, double glazed windows and composite door leading to entrance hall.

Entrance Hall

With a double glazed composite door leading from porch, doors to various rooms, stairs to first floor landing with open storage space underneath, quarry tiled floor, double glazed window to front and a central heating radiator.

Lounge

25'3" x 11'9"

With a door leading from entrance hall, comfortable space for seating and home working, feature fire place with open fire, laminate floor, double glazed window to front, further double glazed french doors leading to kitchen diner and a central heating radiator.

Kitchen Diner

33'5" x 18'0" max

With double glazed french doors leading from lounge, fitted with a range of high quality high gloss matching wall and base units with worksurfaces over, one and a half bowl sink and drainer, integrated oven, separate induction hob with stainless steel cooker hood over, dishwasher, space for large fridge freezer, dresser, dining and seating, tiled floor, recessed spotlights, under cupboard lighting, double glazed windows to front and rear, double glazed door leading to rear garden and three column central heating radiators.

Utility

8'2" x 8'6"

With a door leading from entrance hall, fitted with a range of matching wall and base units with worksurfaces over, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, door leading to side, quarry tiled floor, double glazed window to rear and a central heating radiator.

Landing

With stairs leading from entrance hall, doors to various rooms and loft access.

Bedroom One

11'9" x 11'9"

With a door leading from landing, built-in storage cupboard, double glazed window to front and a central heating radiator.

Bedroom Two

11'9" x 11'5" max

With a door leading from landing, built-in storage cupboard, double glazed window to rear and a central heating radiator.

Bedroom Three

12'9" x 6'10"

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

Shower Room

With a door leading from landing, double walk-in shower, waterfall shower head and separate shower attachment, fitted shower screen, large wash hand basin set into vanity unit, WC, tiled walls and floor, illuminate Bluetooth mirror, extractor, double glazed window to rear and a central heating towel rail.

Garden

With a double glazed door leading from kitchen diner to a patio seating area, decorative chipping stones, shaped well maintained lawn, large summerhouse with light and power, an array of useful outbuildings providing ideal storage space with gardeners WC and further versatile store/ den.



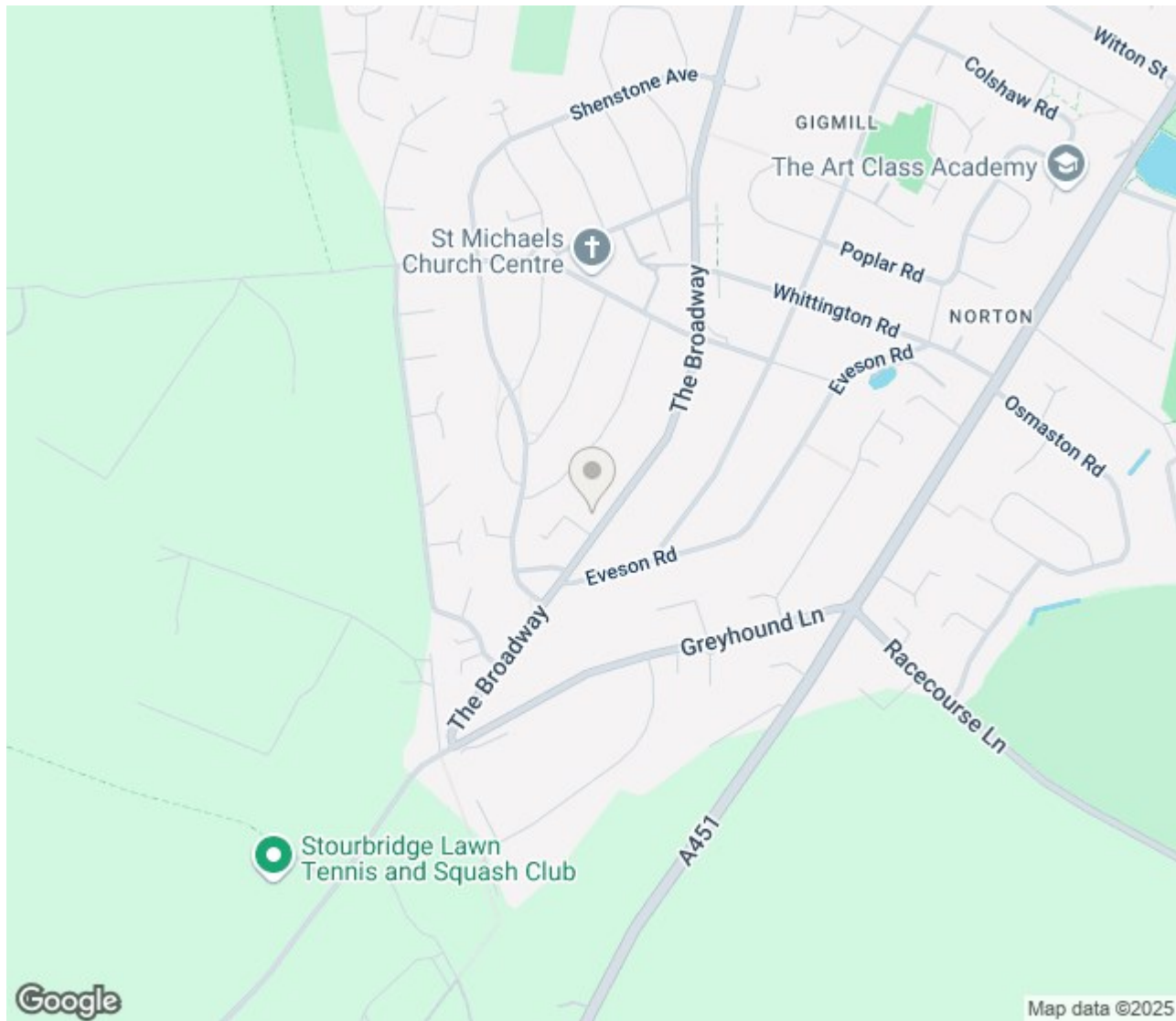
GROUND FLOOR



1ST FLOOR







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	52	
(39-54) E		
(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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