



Cherry Street, Stourbridge, Norton, DY8 3YQ





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## Summary...

A beautifully refurbished three bedroom semi detached home in the heart of Norton offered with no upward chain. Conveniently located in a quiet cul de sac with close proximity to popular pubs, Mary Stevens Park and offering excellent school catchment; the property is perfect for those looking for something turn-key ready and is a complete blank canvass. To summarise the accommodation on offer, the property briefly comprises of welcoming reception hall with under stairs storage, spacious lounge diner with patio doors to rear garden, modern fitted kitchen with integrated appliances, separate utility and guest WC completing the ground floor. Continuing upstairs leads to three well proportioned bedrooms and large four-piece family bathroom with useful airing cupboard. The rear garden is child friendly and a good size with patio seating and newly laid turf whilst the front of the property boasts a generous-size block paved driveway. Additional benefits include having all new electrics, brand new central heating boiler, an integral garage and offers further potential to extend subject to the usual consents.



### Front of The Property

To the front of the property there is a block paved driveway, well maintained lawn areas, canopy with recessed spotlights, up and over door to garage, double glazed door to reception hall and gated side access to rear garden.

### Reception Hall

10'9" x 6'10"

With a double glazed door leading from the front of the property, stairs to first floor landing, storage cupboard, door to lounge diner, double glazed window to front and a central heating radiator.

### Lounge Diner

17'8" x 10'5"

With doors leading from reception hall and kitchen, comfortable space for seating and dining, double glazed patio doors to rear garden and a central heating radiator.

### Kitchen

10'9" x 7'6"

With doors leading from lounge diner and utility, fitted with a range of matching wall and base units, worksurfaces with matching upstands, sink and drainer, integrated oven with electric hob, stainless steel cooker hood over, dishwasher, fridge, double glazed window to rear, further double glazed door to garden and a central heating radiator.

### Utility

With doors leading from utility and WC, plumbing for washing machine, space for tumble dryer and worksurface space.

### WC

With a door leading from utility, WC, wash hand basin set into vanity unit, tiled splashback and extractor.

### Landing

With stairs leading from reception hall, doors to various rooms, loft access and double glazed window to side.

### Bedroom One

11'5" x 10'9"

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

### Bedroom Two

11'5" x 7'6"

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

### Bedroom Three

12'9" x 7'10"

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

### Bathroom

With a door leading from landing, large free standing bath, separate shower, wash hand basin set into vanity, tiled walls, recessed spotlights, storage cupboard, double glazed windows to front and side and a chrome central heating towel rail.

### Garage

7'2" x 7'6"

With up and over door leading from the front of the property and useful storage space.

### Garden

With double glazed doors leading from lounge diner and kitchen to a patio seating area, well maintained lawn and gated side access leading to the front of the property.

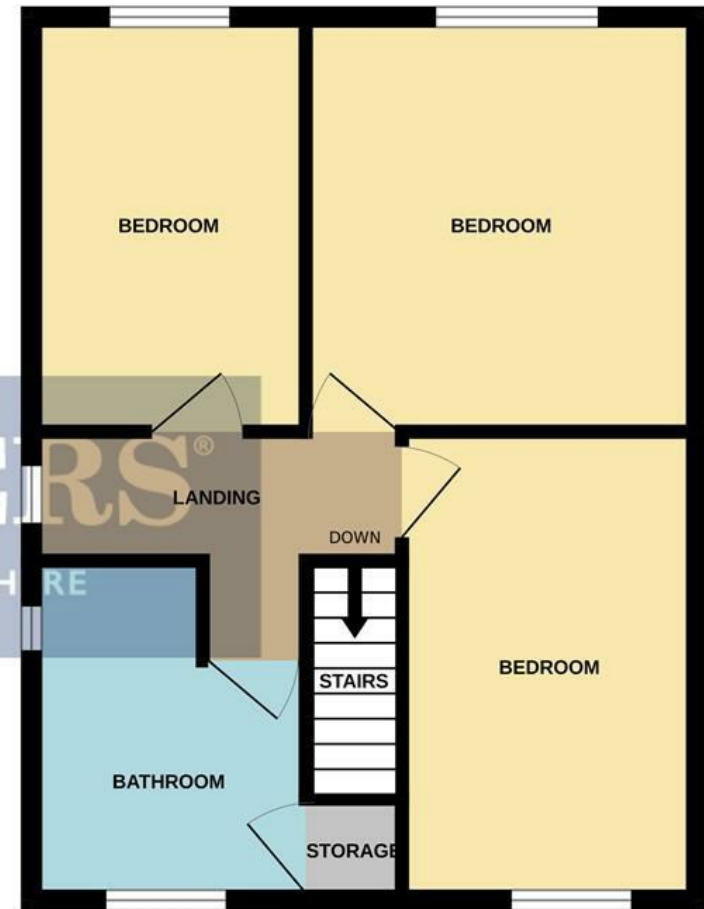




GROUND FLOOR



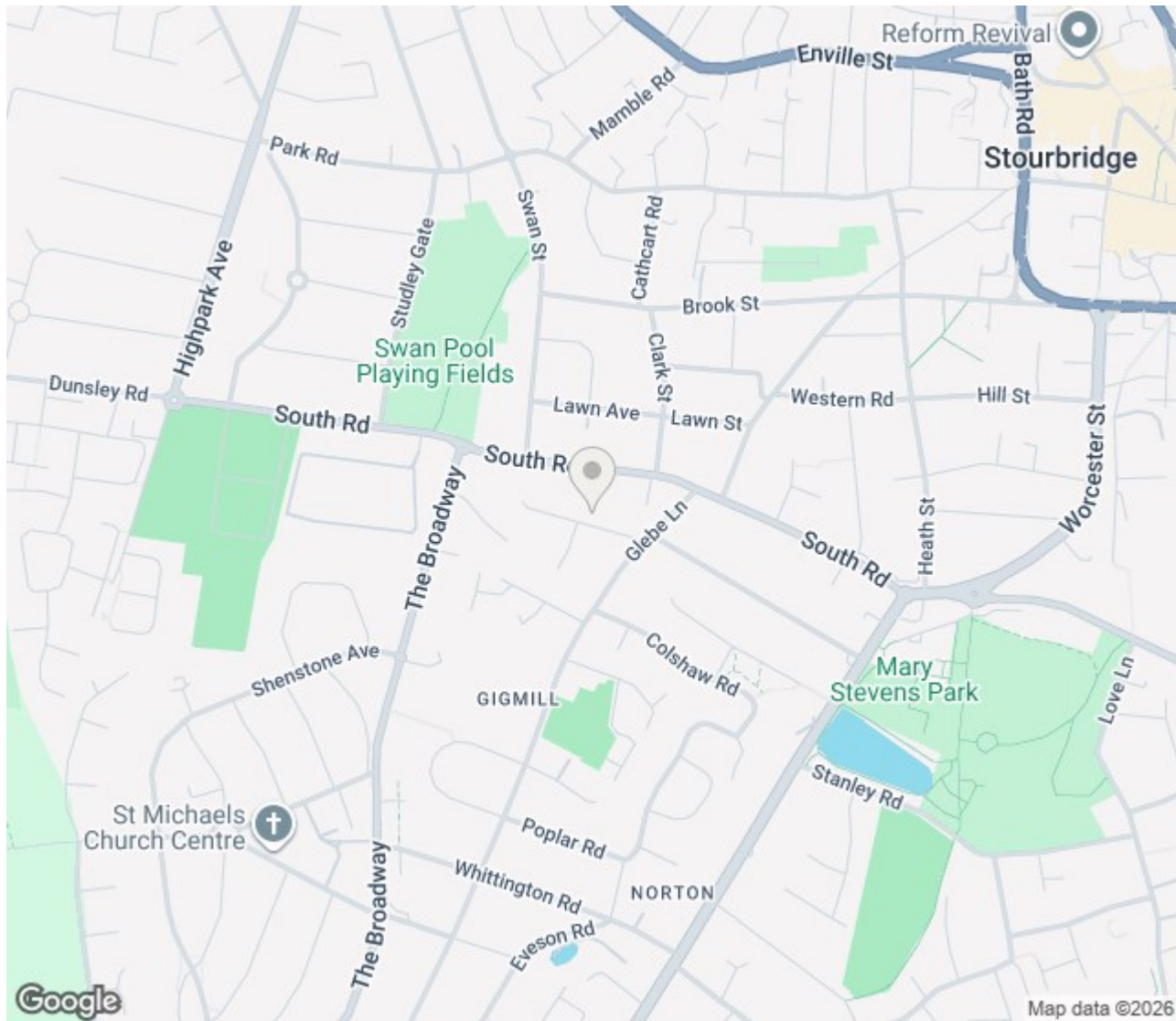
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# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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