

AP MORGAN



Beech Road, Norton, Stourbridge
Offers in the region of £400,000

Features:

- Detached family home
- Three spacious bedrooms
- Generous sized lounge and dining room
- Well-equipped kitchen
- Fully fit family bathroom
- Beautifully landscaped garden
- Garage and multi-car driveway
- Highly sought after location

Description:

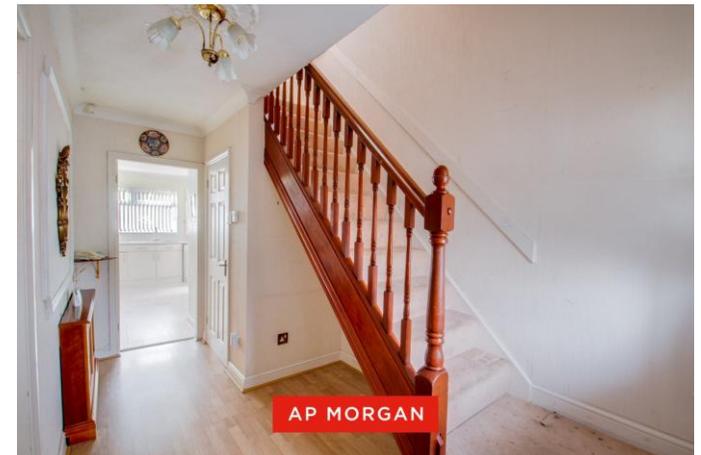
Introducing this great detached family home situated on the popular Beech Road, Norton, offering three generously sized bedrooms, a spacious lounge and dining room, a well-equipped kitchen, a beautifully landscaped rear garden, and the benefit of a garage with a multi-car driveway.

On arrival, the property presents a driveway suitable for one vehicle, as well as a garage, ideal for additional parking. The front is bordered by a hedge with a decorative pebbled area opposite the entrance, as well as a gate allowing direct access to the rear garden.

On entry, the ground floor brings you into the spacious entrance hall with space under the stairs, ideal for coat and shoe storage, as well as a downstairs WC with a toilet and wash basin. The lounge follows on from the hallway, providing a generous space for comfort and entertainment, and features an electric fireplace, a bay window making the space feel bright and airy, and French doors opening into the dining room. This area is perfect for a family dining table, with French doors opening onto the rear garden.

The kitchen follows on from here, accessed by both the dining room and hallway, and is fitted with ample storage cupboards and worktop space, an integrated double oven, a four-burner gas hob with extractor hood, and room for freestanding and utility appliances. The kitchen also occupies the boiler in a unit at the far end. Leading through from here is the conservatory, a great place for relaxing or as a utility space, with a door leading to the rear garden and an internal door to the garage.

The first floor brings you onto the landing, featuring a cupboard ideal for additional storage, as well as access to the first bedroom, a generous double with three built-in wardrobes and a vanity area; the second bedroom, another double; and the third bedroom, a spacious single. The family bathroom is also located on the first floor, comprising a toilet, wash basin, shower cubicle, and a bathtub, with additional space for a storage unit.



The rear garden is initially paved, making it perfect for outdoor furniture and dining, followed by a lawn, with steps leading up the side to access the higher patio. The garden also features a pond in the middle and borders of trees and shrubbery adding character throughout the garden.

Beech Road, Norton is a quiet residential street known for its family-friendly atmosphere and strong community feel. The location offers easy access to local amenities, including well-regarded schools, parks, shops, and public transport links, making it a highly desirable area for families and professionals alike.

Details:

Entrance Hall

Lounge 16'11" x 10'5" (5.16m x 3.18m)

Dining Room 10'8" x 8'9" (3.25m x 2.67m)

Kitchen 12'4" x 8'8" (3.76m x 2.64m) Both Max

Conservatory 8'10" x 7'7" (2.7m x 2.3m)

WC 6'5" x 2'11" (1.96m x 0.9m)

Garage 20' x 8'6" (6.1m x 2.6m)

Landing

Bedroom 1 9'9" x 14'11" (2.97m x 4.55m)

Bedroom Two 12'2" x 10'7" (3.7m x 3.23m)

Bedroom Three 9'9" x 7'1" (2.97m x 2.16m)

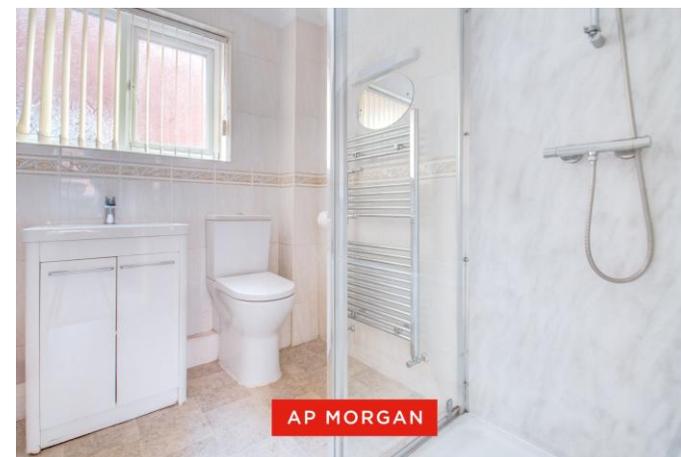
Bathroom 7'10" x 7'4" (2.4m x 2.24m)

EPC Rating: D

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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Property to sell?

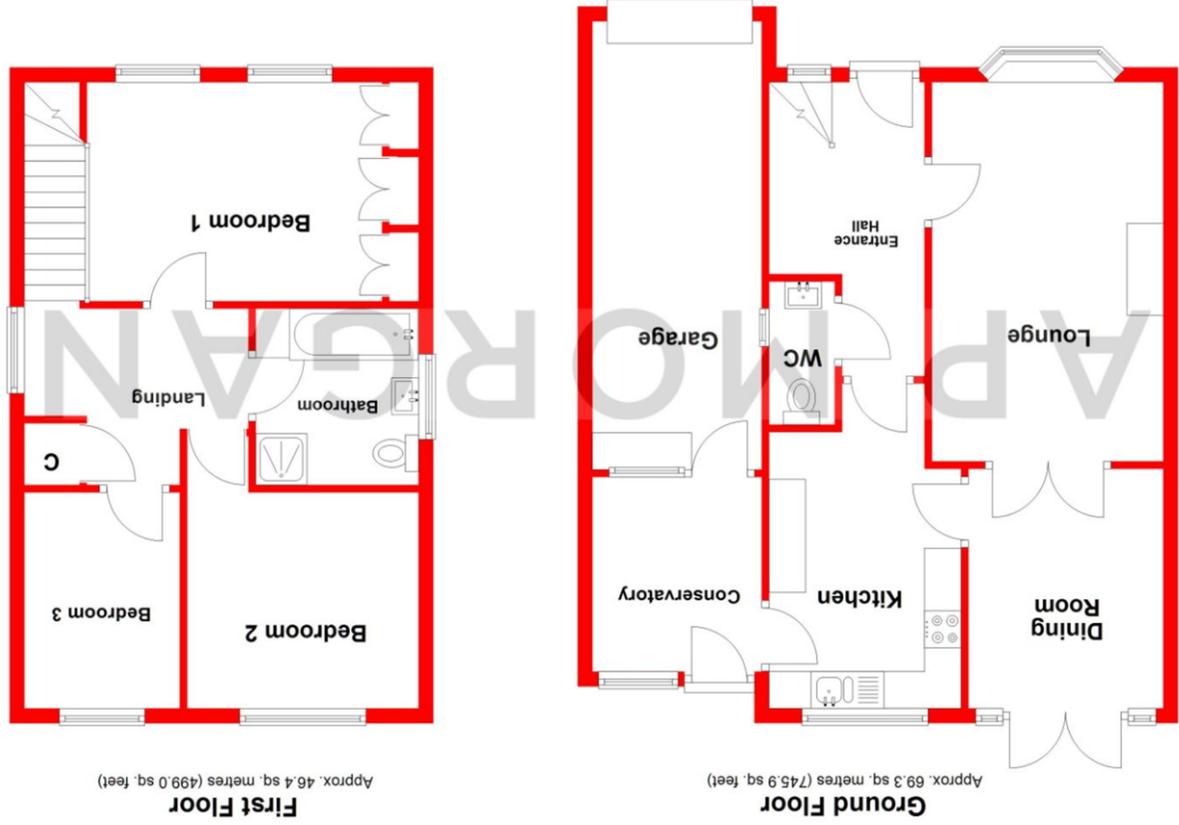
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Total area: approx. 115.7 sq. metres (1244.9 sq. feet)

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.
Plan produced using PlanUp.

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