

AP MORGAN



Poplar Road, Norton, Stourbridge
Asking Price £450,000

Features:

- Four bedroom semi detached family home in a sought-after Norton location
- Two double bedrooms with fitted wardrobes plus two further singles
- Modern fitted kitchen with characterful exposed ceiling beams
- Spacious lounge, ideal for relaxing or family time
- Separate dining room with bay window, perfect for entertaining
- Spacious rear garden with hot tub on decking, great for hosting
- Garage and large driveway offering ample parking and storage
- Close to well regarded schools, parks, local shops and Stourbridge Town Centre

Description:

Forty years knowing one family in the sought after area of Norton says everything you need to know.

Tucked away on Poplar Road in Norton, this four bedroom semi has been a proper family home for four decades, and it shows in all the right ways. Close to well regarded local schools and within easy reach of Stourbridge's parks and green spaces, it's the kind of location families put down roots in and simply don't leave. Inside, there's flexible space across four bedrooms, a modern fitted kitchen with characterful ceiling beams, and a separate dining room with a bay window that catches the light beautifully. Step outside and you'll find a spacious garden built for entertaining, hot tub included.

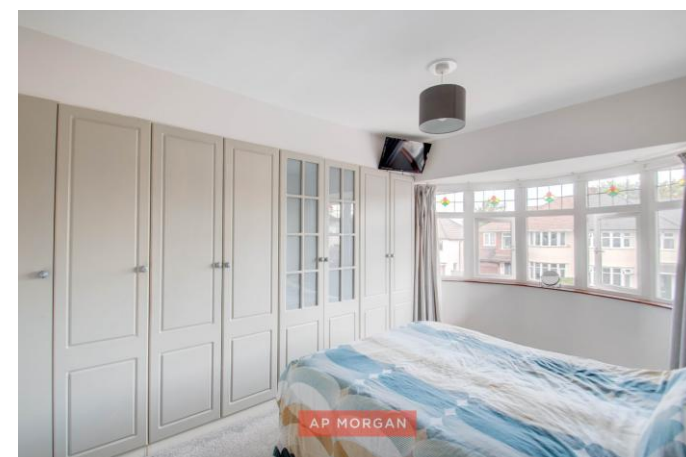
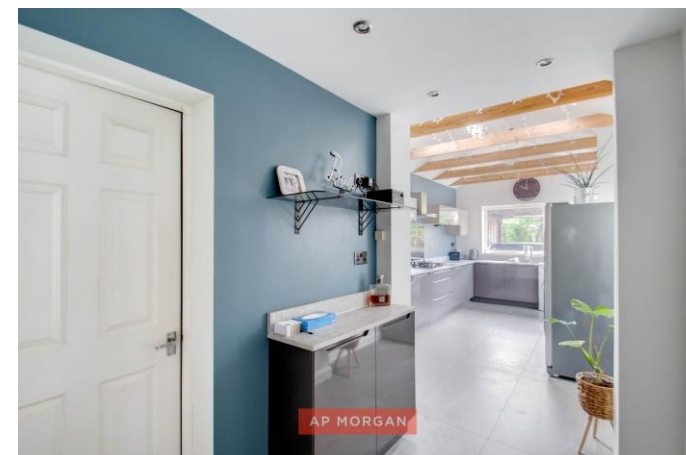
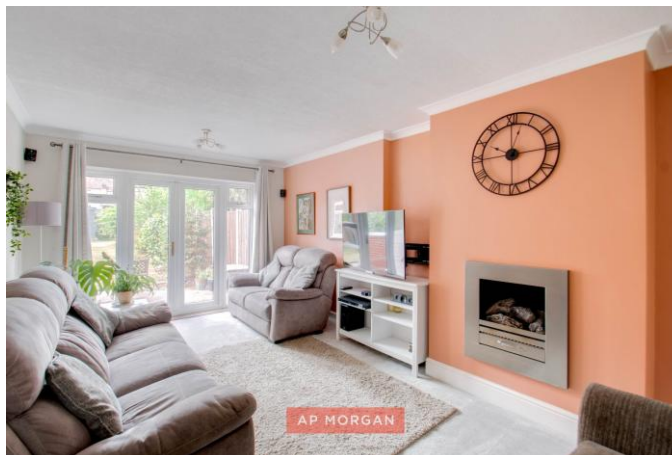
We asked them what made them buy it...

"It's just been a great family home. We've been here forty years. It's close to well regarded schools, and there are parks nearby too, so it's always been a brilliant spot for raising a family."

Our agents say...

This is a proper family home, and we mean that in the best possible way. Four bedrooms give you real flexibility. Two doubles come with fitted wardrobes, so storage is sorted from day one, and two further singles are perfect for kids, guests, or that home office you've been promising yourself.

The kitchen is a real standout, modern and functional but full of character thanks to those exposed ceiling beams overhead. The lounge is generously proportioned, and the separate dining room with its bay window is made for Sunday lunches and family get-togethers.



Then there's the garden. Spacious, private, and finished with a hot tub on decking, it's built for long summer evenings and weekend hosting. Add a garage and a large driveway for parking, and you've got a home that works as hard as it looks good.

Sitting close to well regarded schools, local shops, and Stourbridge Town Centre, with great road links to get you wherever you need to be, this is a genuinely sought-after spot. Homes like this, loved by one family for forty years, don't come up often. Get in touch with AP Morgan today to arrange a viewing.

Details:

Entrance Hall

Lounge 19' x 11'4" (5.8m x 3.45m)

Dining Room 11' x 11'4" (3.35m x 3.45m) Both Max

Kitchen 24'8" x 11'1" (7.52m x 3.38m) Both Max

WC

Garage

Landing

Bedroom One 11' x 10'2" (3.35m x 3.1m) Both Max

Bedroom Two 10'4" x 10'2" (3.15m x 3.1m)

Bedroom Three 19'1" x 4'5" (5.82m x 1.35m)

Bedroom Four 7'11" x 6'2" (2.41m x 1.88m)

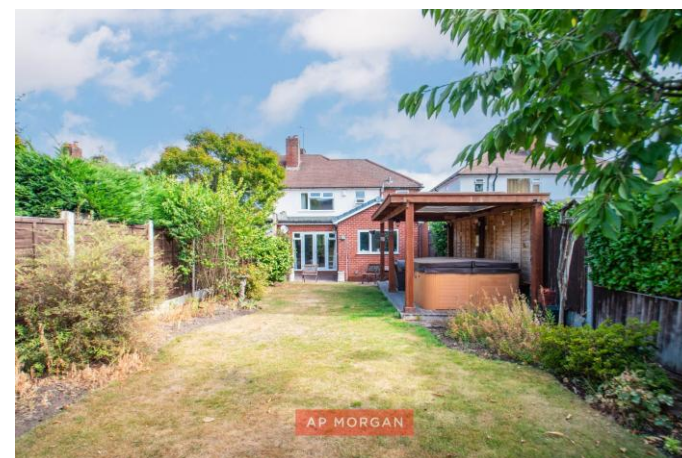
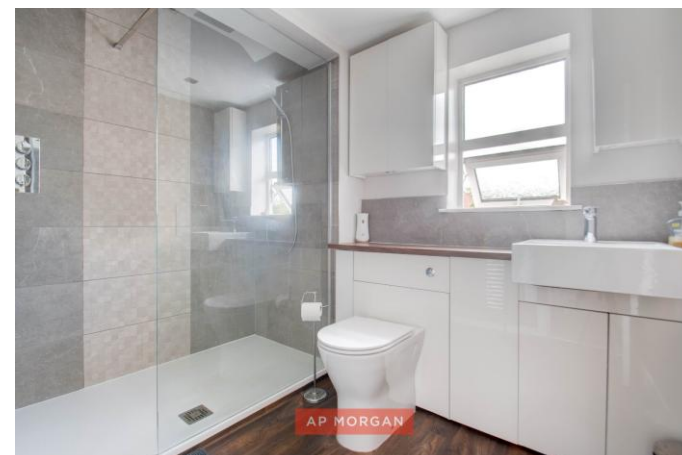
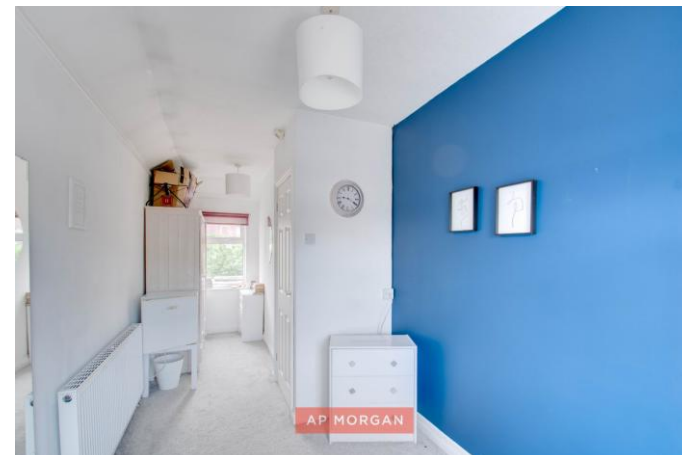
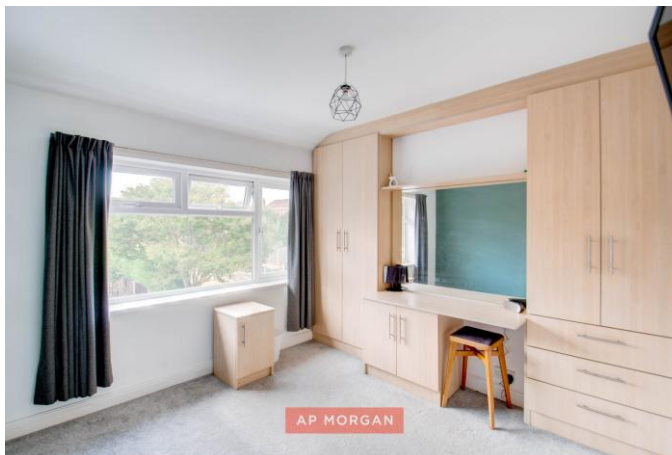
Bathroom 6'10" x 8'6" (2.08m x 2.6m)

EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

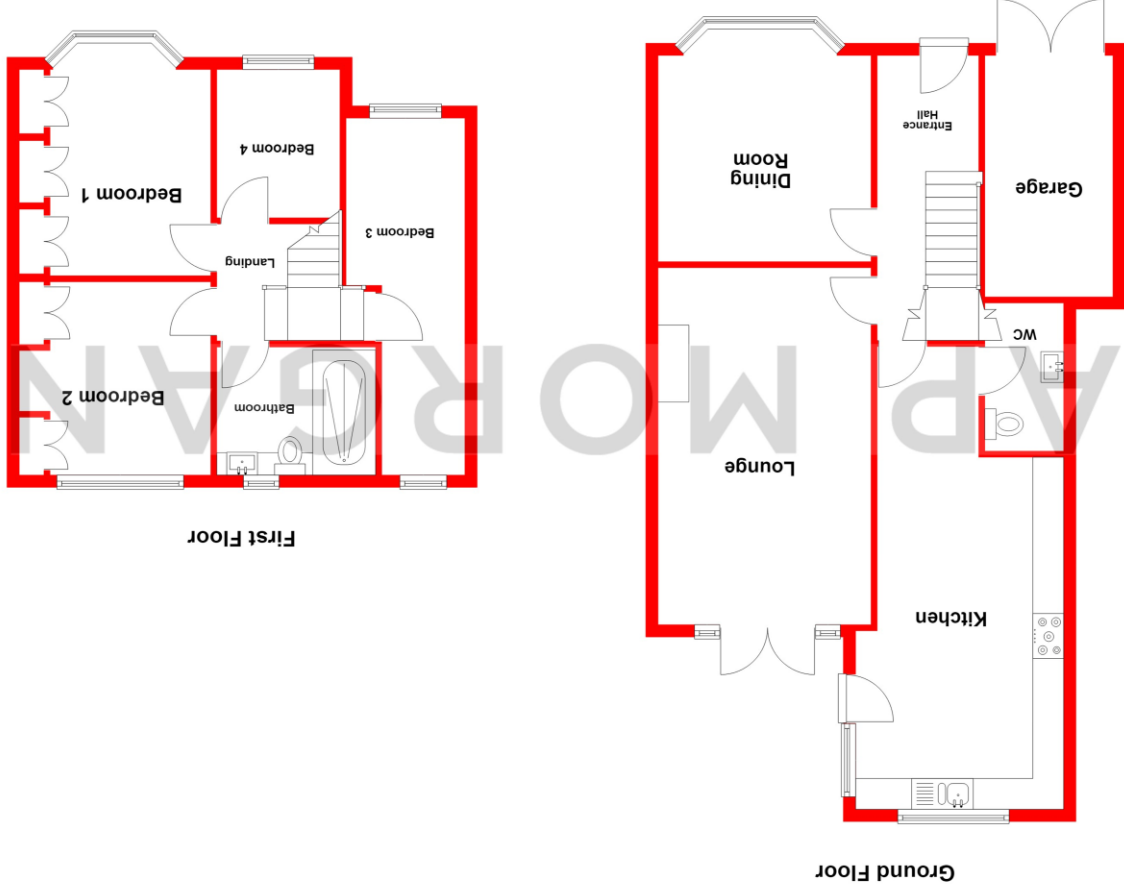
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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 Planlup.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.